

**Project Narrative**  
Abbington Manor  
Acworth, Cobb County

Abbington Manor, located at 3368 Baker Road, Acworth, GA 30101, is a proposed 92-unit apartment community for seniors (age 62+) in the City of Acworth, GA. The site is zoned Senior Living Community (SLC) which allows for the proposed design. Acworth is already home to several successful affordable housing for older persons (55+) developments and the City is supportive of this addition to target older individuals. Additional medical and health care services will be offered on-site at Abbington Manor to provide additional capabilities not currently offered in the community at an independent living facility. These services include an extensive, targeted screening and wellness education program conducted monthly on site at no additional cost to residents.

Unit mix will comprise thirty (30) 1-bedroom/1 bathroom (710 square feet) and sixty-two (62) 2-bedroom/2-bathroom (984 square feet) units in a single multi-story elevator building with common area uses integrated through the building. The development will be mixed-income, with both market-rate rents and below-market affordable rents at levels affordable to seniors at the 60% to 50% area median income level.

Amenities will be plentiful at the development to provide many services on site for the convenience of residents. Common amenities will include a fitness center (upgraded to include instructional space for fitness classes that is separate from the space with fitness equipment), a health screening facility, a physical therapy/medical outpatient room, library, computer center, media room, community room with kitchenette, laundry facility, and covered porch. Units will be fully equipped with refrigerator with icemaker, microwave, range top with oven, washer/dryer connections, and ceiling fans in bedrooms and living room. The development will be Earthcraft Communities certified.

Excellent site accessibility provides residents a range of mobility options. Sidewalk connections along Baker Road, Baker Grove Road, and other surrounding streets allow residents to walk to bus transit, grocery, shopping, restaurant, dentist, and pharmacy uses within a half mile. A park-and-ride lot is also located near the site and accessible by sidewalk within a half-mile walking distance of the site. Vehicular ingress and egress will be via Regions Drive NW, which is an existing intersection onto the more heavily travelled Baker Road. The Cowan Road interchange with Interstate 75 is less than a half mile from the site, providing convenient vehicular access to and from locations around the Atlanta metropolitan area. The City of Acworth has also approved of the installation of a new traffic light and pedestrian crossing adjacent to the site to further improve pedestrian and vehicular mobility.

The site is an excellent infill use where all utilities and infrastructure are already in place. The back portion of the site, containing a creek and significant grade change, will remain undisturbed to provide a significant buffer between the development and nearby Interstate 75. This senior community will provide an excellent transitional use between a light distribution facility to the west and a single-family condominium development to the east, with numerous commercial uses adjacent to the west and south of the site.

Abbington Manor will provide an excellent opportunity for LIHTC funded housing in conjunction with the ECC program to complement and tie together the development patterns of the adjacent parcels and provide a new benchmark for housing to follow. The onsite fitness and health care facilities, combined with strong pedestrian and transit connectivity, will encourage a health lifestyle among residents. The furnished community spaces will give residents numerous opportunities to interact and socialize. The nearby park and ride lot will reduce dependency on cars and provide a quick and safe travel solution to the residents. The partnership with a primary care provider specializing in senior health issues will enable residents to enjoy convenient access to necessary health care services or referrals, with screening and educational costs provided at no additional cost.

**Project Narrative**  
Abbington Manor  
Acworth, Cobb County

**PART ONE - PROJECT INFORMATION - 2017-048 Abbington Manor, Acworth, Cobb County**

Please note:

- Blue-shaded cells are unlocked for your use and **do not contain** references/formulas.
- Green-shaded cells are unlocked for your use and **do contain** references/formulas that can be overwritten.
- Yellow cells - DCA Use ONLY

DCA Use ONLY - Project Nbr:

**2017-048**

**May Final Revision**

<b>I. DCA RESOURCES</b>	LIHTC (auto-filled from later entries) <span style="border: 1px solid black; padding: 2px;">\$ 925,000</span>	DCA HOME (from Consent Form) <span style="border: 1px solid black; padding: 2px;">\$ -</span>	
<b>II. TYPE OF APPLICATION</b>	Competitive Round <span style="border: 1px solid black; padding: 2px;">-----&gt;</span>	<b>Pre-Application Number</b> (if applicable) - use format 2017PA-### Have any changes occurred in the project since pre-application?	<span style="border: 1px solid black; padding: 2px;">&lt;&lt;Enter Pre-App Nbr&gt;&gt;</span> <span style="border: 1px solid black; padding: 2px;">N/A - no pre-app</span>

Was this project previously submitted to the Ga Department of Community Affairs? No If Yes, please provide the information requested below for the previously submitted project:

Project Name previously used:   DCA Project Nbr previously assigned  

Has the Project Team changed?   If No, what was the DCA Qualification Determination for the Team in that review << Select Designation >>

**III. APPLICANT CONTACT FOR APPLICATION REVIEW**

Name	William J. Rea, Jr.			Title	Principal
Address	2964 Peachtree Rd NW, Suite 200			Direct Line	(404) 273-1892
City	Atlanta			Fax	(404) 250-4091
State	GA	Zip+4	30305-2119	Cellular	(404) 273-1892
Office Phone	(404) 250-4093	Ext.	703	E-mail	billrea@reaventures.com

(Enter phone numbers without using hyphens, parentheses, etc - ex: 1234567890)

**IV. PROJECT LOCATION**

Project Name	Abbington Manor			Phased Project?	No
Site Street Address (if known)	3368 Baker RD NW			DCA Project Nbr of previous phase:	
Nearest Physical Street Address *				Scattered Site?	No
Site Geo Coordinates (##.#####)	Latitude: <span style="border: 1px solid black; padding: 2px;">34.075651</span>	Longitude: <span style="border: 1px solid black; padding: 2px;">-84.647121</span>	9-digit Zip**	30101-3701	Nbr of Sites
City	Acworth			Acreage	5.9410
Site is predominantly located:	Within City Limits	County	Cobb		Census Tract Number
In USDA Rural Area?	No	In DCA Rural County?	No		13-067-0301.07
	Overall:	Urban		OCT?	No
				HUD SA:	MSA
					Atlanta-Sandy Springs-Ma

\* If street number unknown

Legislative Districts \*\*

If on boundary, other district:

Congressional	State Senate	State House
11	37	35
	14	23

\*\* Must be verified by applicant using following websites:

Zip Codes <http://zip4.usps.com/zip4/welcome.jsp>

Legislative Districts: <http://votesmart.org/>

**Political Jurisdiction**

Name of Chief Elected Official	Tommy Allegood			Title	
Address	4415 Senator Russell Ave			City	Acworth
Zip+4	30101-5477	Phone	(770) 974-3112		Email
					tallgood@acworth.org

**V. PROJECT DESCRIPTION**

**A. Type of Construction:**

New Construction	92	Adaptive Reuse:	0	Non-historic	0
Substantial Rehabilitation	0	Historic Rehab	0	Historic	0
Acquisition/Rehabilitation	0	For Acquisition/Rehabilitation, date of original construction: <span style="border: 1px solid black; padding: 2px;"> </span>			

**PART ONE - PROJECT INFORMATION - 2017-048 Abbington Manor, Acworth, Cobb County**

**B. Mixed Use**

No

**C. Unit Breakdown**

PBRA

Number of Low Income Units	70	0
Number of 50% Units	20	0
Number of 60% Units	50	0
Number of Unrestricted (Market) Units	22	
Total Residential Units	92	
Common Space Units	0	
Total Units	92	

**E. Buildings**

Number of Residential Buildings	1
Number of Non-Residential Buildings	
Total Number of Buildings	1

**F. Total Residential Parking Spaces**

125

**D. Unit Area**

Total Low Income Residential Unit Square Footage	60,660
Total Unrestricted (Market) Residential Unit Square Footage	21,648
Total Residential Unit Square Footage	82,308
Total Common Space Unit Square Footage	0
Total Square Footage from Units	82,308

Total Common Area Square Footage from Nonresidential areas	17,724
Total Square Footage	100,032

(If no local zoning requirement: DCA minimum 1.5 spaces per unit for family projects, 1 per unit for senior projects)

**VI. TENANCY CHARACTERISTICS**

**A. Family or Senior** (if Senior, specify Elderly or HFOP)

Other

If Other, specify:

HUD 62+ HOH (Head of Household)

If combining Other with Family or Sr, show # Units:	Family	0	Elderly	92
	HFOP	0	Other	0
% of Total Units		5.4%	Required:	5%
% of Units for the Mobility-Impaired		40.0%	Required:	40%
% of Total Units		2.2%	Required:	2%

**B. Mobility Impaired**

Nbr of Units Equipped:	5
Roll-In Showers	2

**C. Sight / Hearing Impaired**

Nbr of Units Equipped:	2
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**VII. RENT AND INCOME ELECTIONS**

**A. Tax Credit Election**

40% of Units at 60% of AMI

**B. DCA HOME Projects Minimum Set-Aside Requirement (Rent & Income)**

20% of HOME-Assisted Units at 50% of AMI  

**VIII. SET ASIDES**

**A. LIHTC:**

Nonprofit No

**B. HOME:**

CHDO No

(must be pre-qualified by DCA as CHDO)

**IX. COMPETITIVE POOL**

Flexible

**X. TAX EXEMPT BOND FINANCED PROJECT**

Issuer:					Inducement Date:		
Office Street Address					Applicable QAP:		
City		State		Zip+4			
Contact Name		Title			E-mail		
10-Digit Office Phone		Direct line		Website			

**PART ONE - PROJECT INFORMATION - 2017-048 Abbingtn Manor, Acworth, Cobb County**

**XI. AWARD LIMITATIONS FOR CURRENT DCA COMPETITIVE ROUND**

The following sections apply to all direct and indirect Owners, Developers and Consultants (Entity and Principal) :

A. Number of Applications Submitted:

B. Amount of Federal Tax Credits in All Applications:

C. Names of Projects in which an Owner, Developer and Consultant(s) and each of its principals has a direct or indirect Ownership interest:

Project Participant	Name of Project	Interest	Project Participant	Name of Project	Interest
Rea GP Holdings Group II, LLC & Rea Ventu	Abbingtn Manor	Direct	Sean Brady	Abbingtn Manor	Direct
2	Abbingtn at Linwood	Direct	8	Abbingtn at Linwood	Direct
W.J. Rea Jr & E Buffenbarger & G Coog	Abbingtn Manor	Direct	9		
4	Abbingtn at Linwood	Direct	10		
Brady Communities, LLC & Brady Developm	Abbingtn Manor	Direct	11		
6	Abbingtn at Linwood	Direct	12		

D. Names of Projects in which the Owner, Developer and Consultant(s) and each of its principals is partnering with an inexperienced unrelated entity for purposes of meeting DCA Experience Requirements:

Project Participant	Name of Project	Project Participant	Name of Project
1		7	
2		8	
3		9	
4		10	
5		11	
6		12	

**XII. PRESERVATION**

A. Subsequent Allocation

Year of Original Allocation	<input type="text" value="No"/>
Original GHFA/DCA Project Number	<input type="text"/>
First Year of Credit Period	<input type="text"/>
Expiring Tax Credit (15 Year)	<input type="text"/>
Date all buildings will complete 15 yr Compliance pd	<input type="text"/>

First Building ID Nbr in Project	<input type="text" value="GA-"/>
Last Building ID Nbr in Project	<input type="text" value="GA-"/>

B. Expiring Section 8

C. Expiring HUD

HUD funded affordable <u>non</u> public housing project	<input type="text"/>
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HUD funded affordable public housing project	<input type="text"/>
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**PART ONE - PROJECT INFORMATION - 2017-048 Abbington Manor, Acworth, Cobb County**

**XIII. ADDITIONAL PROJECT INFORMATION**

**A. PHA Units**

Is proposed project part of a local public housing replacement program?		No
Number of Public Housing Units reserved and rented to public housing tenants:		0%
Nbr of Units Reserved and Rented to:	PHA Tenants w/ PBRA:	0%
	Households on Waiting List:	0%
Local PHA	Contact	
Street Address	Direct line	
City	Zip+4	Cellular
Area Code / Phone	Email	

**B. Existing properties: currently an Extension of Cancellation Option?**

	If yes, expiration year:		Nbr yrs to forgo cancellation option:	
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**New properties: to exercise an Extension of Cancellation Option?**

Yes	If yes, expiration year:	20	Nbr yrs to forgo cancellation option:	5
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**C. Is there a Tenant Ownership Plan?**

No
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**D. Is the Project Currently Occupied?**

No	If Yes ----->:	Total Existing Units	
		Number Occupied	
		% Existing Occupied	

**E. Waivers and/or Pre-Approvals - have the following waivers and/or pre-approvals been approved by DCA?**

Amenities?	No	Qualification Determination?	Yes
Architectural Standards?	No	Payment and Performance Bond (HOME only)?	
Sustainable Communities Site Analysis Packet or Feasibility study?	Yes	Other (specify):	No
HOME Consent?	No	State Basis Boost (extraordinary circumstances)	No
Operating Expense?	No	If Yes, new Limit is ----->:	
Credit Award Limitation (extraordinary circumstances)?	No	If Yes, new Limit is ----->:	

**F. Projected Place-In-Service Date**

Acquisition	
Rehab	
New Construction	July 1, 2019

**XIV. APPLICANT COMMENTS AND CLARIFICATIONS**

**XV. DCA COMMENTS - DCA USE ONLY**

<p>Part VI Tenancy Characteristics: Project Financing includes a HUD/FHA 221(d)(4) loan. Under the MAP Guidelines properties proposing to statutorily restrict occupancy to elderly must comply with what they refer to as head of household 62 years of age or over ("62+ HOH") (See page 50 of the Multifamily Accelerated Processing Guide Revised January 29, 2016) when utilizing a HUD/FHA 221(d)(4) loan. Under the program, properties are authorized to restrict occupancy to households in which at least one person is 62 years old and which may include children under the age of 18. This is FHA's long standing definition of elderly families. This statutory authorization for a specific kind of occupancy restriction does not require an exemption from the Fair Housing Act's familial status. The property will meet all senior designation criteria. Per email correspondence between our Counsel and Laurel Hart, we have selected the "Other" designation in the drop-down box. At Pre-Application the same project team submitted PA17-043 (Abbington Estates) and was determined to be Qualified Conditional pending receipt of Letter</p>	
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**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-048 Abbington Manor, Acworth, Cobb County**

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**I. OWNERSHIP INFORMATION**

**A. OWNERSHIP ENTITY**

Office Street Address  
City  
State  
10-Digit Office Phone / Ext.  
(Enter phone nbrs w/out using hyphens, parentheses, etc - ex: 1234567890)

Acworth Abbington Manor, LP				Name of Principal	William J. Rea, Jr.
2964 Peachtree RD NW, Suite 200				Title of Principal	Manager of GP
Atlanta		Fed Tax ID:	TBD	Direct line	(404) 273-1892
GA	Zip+4	30305-2119	Org Type:	For Profit	Cellular
(404) 250-4093	703	E-mail	billrea@reaventures.com		

\* Must be verified by applicant using following website:

<http://zip4.usps.com/zip4/welcome.jsp>

**B. PROPOSED PARTNERSHIP INFORMATION**

**1. GENERAL PARTNER(S)**

a. Managing Gen'l Partner  
Office Street Address  
City  
State  
10-Digit Office Phone / Ext.

Abbington Manor Partner, LLC				Name of Principal	William J. Rea, Jr.
2964 Peachtree RD NW, Suite 200				Title of Principal	Manager
Atlanta		Website	www.reaventures.com	Direct line	(404) 273-1892
GA	Zip+4	30305-2119		Cellular	(404) 273-1892
(404) 250-4093	703	E-mail	billrea@reaventures.com		

b. Other General Partner  
Office Street Address  
City  
State  
10-Digit Office Phone / Ext.

				Name of Principal	
				Title of Principal	
		Website		Direct line	
	Zip+4			Cellular	
		E-mail			

c. Other General Partner  
Office Street Address  
City  
State  
10-Digit Office Phone / Ext.

				Name of Principal	
				Title of Principal	
		Website		Direct line	
	Zip+4			Cellular	
		E-mail			

**2. LIMITED PARTNERS (PROPOSED OR ACTUAL)**

a. Federal Limited Partner  
Office Street Address  
City  
State  
10-Digit Office Phone / Ext.

SunTrust Community Capital, LLC				Name of Principal	Brian Womble
1155 Peachtree Street, NE, Suite 300				Title of Principal	Senior Vice President
Atlanta		Website	www.suntrust.com	Direct line	(404) 588-8775
GA	Zip+4	30309-7720		Cellular	(770) 639-0087
(404) 588-8775		E-mail	brian.womble@suntrust.com		

b. State Limited Partner  
Office Street Address  
City  
State  
10-Digit Office Phone / Ext.

SunTrust Community Capital, LLC				Name of Principal	Brian Womble
1155 Peachtree Street, NE, Suite 300				Title of Principal	Senior Vice President
Atlanta		Website	www.suntrust.com	Direct line	(404) 588-8775
GA	Zip+4	30309-7720		Cellular	(770) 639-0087
(404) 588-8775		E-mail	brian.womble@suntrust.com		

**3. NONPROFIT SPONSOR**

Nonprofit Sponsor  
Office Street Address  
City  
State  
10-Digit Office Phone / Ext.

				Name of Principal	
				Title of Principal	
		Website		Direct line	
	Zip+4			Cellular	
		E-mail			

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-048 Abbington Manor, Acworth, Cobb County**

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**II. DEVELOPER(S)**

**A. DEVELOPER**

Office Street Address  
City  
State  
10-Digit Office Phone / Ext.

Rea Ventures Group, LLC				Name of Principal	William J. Rea, Jr.
2964 Peachtree RD NW, Suite 200				Title of Principal	Manager
Atlanta		Website	www.reaventures.com	Direct line	(404) 273-1892
GA		Zip+4	30305-2119	Cellular	(404) 273-1892
(404) 250-4093	703	E-mail	billrea@reaventures.com		

**B. CO-DEVELOPER 1**

Office Street Address  
City  
State  
10-Digit Office Phone / Ext.

Brady Development, LLC				Name of Principal	Sean Brady
4625 Jefferson Lane SW				Title of Principal	Manager
Lilburn		Website	Not Applicable	Direct line	(404) 406-6697
GA		Zip+4	30047-4264	Cellular	(404) 406-6697
(404) 406-6697		E-mail	sbrady820@yahoo.com		

**C. CO-DEVELOPER 2**

Office Street Address  
City  
State  
10-Digit Office Phone / Ext.

				Name of Principal	
				Title of Principal	
		Website		Direct line	
		Zip+4		Cellular	
		E-mail			

**D. DEVELOPMENT CONSULTANT**

Office Street Address  
City  
State  
10-Digit Office Phone / Ext.

				Name of Principal	
				Title of Principal	
		Website		Direct line	
		Zip+4		Cellular	
		E-mail			

**III. OTHER PROJECT TEAM MEMBERS**

**A. OWNERSHIP CONSULTANT**

Office Street Address  
City  
State  
10-Digit Office Phone / Ext.

				Name of Principal	
				Title of Principal	
		Website		Direct line	
		Zip+4		Cellular	
		E-mail			

**B. GENERAL CONTRACTOR**

Office Street Address  
City  
State  
10-Digit Office Phone / Ext.

Great Southern, LLC				Name of Principal	Mike McGlamry
2009 Springhill Drive				Title of Principal	Manager
Valdosta		Website	www.greatsouthernllc.com	Direct line	(229) 561-9997
GA		Zip+4	31602-2135	Cellular	(229) 561-9997
(229) 506-6876		E-mail	mike@greatsouthernllc.com		

**C. MANAGEMENT COMPANY**

Office Street Address  
City  
State  
10-Digit Office Phone / Ext.

Boyd Management, Inc.				Name of Principal	Barbara (Babbie) Jaco
7700 Trenholm Road Extension				Title of Principal	Vice President
Columbia		Website	www.boydmanagement.com	Direct line	(803) 419-6556
SC		Zip+4	29223-1724	Cellular	(803) 422-9886
(803) 419-6556		E-mail	babbie.jaco@boydmanagement.com		

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-048 Abbington Manor, Acworth, Cobb County**

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<b>D. ATTORNEY</b>	Coleman Talley, LLC			Name of Principal	Gregory Q. Clark
Office Street Address	3475 Lenox Road NE, Suite 400			Title of Principal	Partner
City	Atlanta	Website	www.colemantalley.com	Direct line	(229) 671-8260
State	GA	Zip+4	30326-3229	Cellular	(229) 834-9704
10-Digit Office Phone / Ext.	(229) 671-8260	E-mail	greg.clark@colemantalley.com		

<b>E. ACCOUNTANT</b>	Cherry Bekaert, LLP			Name of Principal	Wesley Hudson, CPA
Office Street Address	1075 Peachtree Street, Suite 2200			Title of Principal	Audit Partner
City	Atlanta	Website	cbh.com	Direct line	(404) 733-3438
State	GA	Zip+4	30309-3616	Cellular	(404) 862-9836
10-Digit Office Phone / Ext.	(404) 733-3438	E-mail	Whudson@cbh.com		

<b>F. ARCHITECT</b>	Martin Riley Associates - Architects, P.C.			Name of Principal	Mike Riley
Office Street Address	215 Church Street, Suite 200			Title of Principal	Partner
City	Decatur	Website	www.martinriley.com	Direct line	(404) 373-2800
State	GA	Zip+4	30030-3330	Cellular	(404) 290-3390
10-Digit Office Phone / Ext.	(404) 373-2800	E-mail	mriley@martinriley.com		

**IV. OTHER REQUIRED INFORMATION (Answer each of the questions below for each participant listed below.)**

<b>A. LAND SELLER</b> (If applicable)	Various - See Purchase and Sale	Principal		10-Digit Phone / Ext.	
Office Street Address				City	
State		Zip+4		E-mail	

**B. IDENTITY OF INTEREST**

Is there an ID of interest between:	Yes/No	If Yes, explain relationship in boxes provided below, and use Comment box at bottom of this tab or attach additional pages as needed:
1. Developer and Contractor?	Yes	William J. Rea, Jr. owns 45% interest in the Contractor and 58% of the Developer, Rea Ventures Group, LLC
2. Buyer and Seller of Land/Property?	No	
3. Owner and Contractor?	Yes	William J. Rea, Jr. owns 45% interest in the Contractor and 58% of the General Partner, Rea GP Holdings Group II, LLC
4. Owner and Consultant?	No	
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	No	
7. Developer and Consultant?	No	
8. Other		

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-048 Abbington Manor, Acworth, Cobb County**

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**V. OTHER REQUIRED INFORMATION - Continued (Answer each of the questions below for each participant listed below.)**

**C. ADDITIONAL INFORMATION**

Participant	1. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)?	Yes/No	2. Is entity a MBE/WBE?	3. Org Type (FP,NP, CHDO)	4. Project Ownership Percentage	5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.	
	If yes, explain briefly in boxes below and either use Comment box or attach explanation.					Yes/No	Brief Explanation
Managing Genrl Prtnr		No	No	For Profit	0.0100%	No	
Other Genrl Prtnr 1							
Other Genrl Prtnr 2							
Federal Ltd Partner		No	No	For Profit	99.9900%	No	
State Ltd Partner		No	No	For Profit		No	
NonProfit Sponsor							
Developer		No	No	For Profit		No	
Co-Developer 1		No	No	For Profit		No	
Co-Developer 2							
Owner Consultant							
Developer Consultant							
Contractor		No	No	For Profit		No	
Managemen t Company		No	No	For Profit		No	
Total					100.0000%		

**VI. APPLICANT COMMENTS AND CLARIFICATIONS**

**VI. DCA COMMENTS - DCA USE ONLY**

SunTrust Community Capital, LLC has the same 99.99% partner own both the Federal and State interest. All development team members are experienced in multifamily LIHTC housing. All development team members are experienced in multifamily LIHTC elderly housing.	
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**PART THREE - SOURCES OF FUNDS - 2017-048 Abbington Manor, Acworth, Cobb County**

**I. GOVERNMENT FUNDING SOURCES (check all that apply)**

<input type="checkbox"/> Yes Tax Credits	<input type="checkbox"/> No FHA Risk Share	<input type="checkbox"/> No Georgia TCAP *
<input type="checkbox"/> No Historic Rehab Credits	<input type="checkbox"/> Yes FHA Insured Mortgage	<input type="checkbox"/> No USDA 515
<input type="checkbox"/> No Tax Exempt Bonds: \$ <input style="width: 100px;" type="text"/>	<input type="checkbox"/> No Replacement Housing Funds	<input type="checkbox"/> No USDA 538
<input type="checkbox"/> No Taxable Bonds	<input type="checkbox"/> No McKinney-Vento Homeless	<input type="checkbox"/> No USDA PBRA
<input type="checkbox"/> No CDBG	<input type="checkbox"/> No FHLB / AHP *	<input type="checkbox"/> No Section 8 PBRA
<input type="checkbox"/> No HUD 811 Rental Assistance Demonstration (RAD)	<input type="checkbox"/> No NAHASDA	<input type="checkbox"/> No Other PBRA - Source: <input style="width: 150px;" type="text" value="Specify Other PBRA Source here"/>
<input type="checkbox"/> No DCA HOME * -- Amt \$ <input style="width: 100px;" type="text"/>	<input type="checkbox"/> No Neighborhood Stabilization Program *	<input type="checkbox"/> No National Housing Trust Fund
<input type="checkbox"/> No Other HOME * -- Amt \$ <input style="width: 100px;" type="text"/>	<input type="checkbox"/> No HUD CHOICE Neighborhoods	<input type="checkbox"/> No Other <b>Type</b> of Funding - describe <i>type/program</i> here
Other HOME - Source <input style="width: 150px;" type="text" value="Specify Other HOME Source here"/>		<input style="width: 150px;" type="text" value="Specify &lt;b&gt;Administrator&lt;/b&gt; of Other Funding Type here"/>

\*This source may possibly trigger Uniform Relocation Act and/or HUD 104(d) reqmts. Check with source. For DCA HOME, refer to Relocation Manual. DCA HOME amount from DCA Consent Ltr.

**II. CONSTRUCTION FINANCING**

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	Walker & Dunlop HUD 221(d)(4)	3,761,200	4.650%	12
Mortgage B			6.000%	24
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	SunTrust Community Capital, LLC	6,598,293		
State Housing Credit Equity	SunTrust Community Capital, LLC	4,247,177		
Other Type (specify) <input style="width: 100px;" type="text"/>				
Other Type (specify) <input style="width: 100px;" type="text"/>				
Other Type (specify) <input style="width: 100px;" type="text"/>				
<b>Total Construction Financing:</b>		<b>14,606,670</b>		
Total Construction Period Costs from Development Budget:		<b>13,766,100</b>		
Surplus / (Shortage) of Construction funds to Construction costs:		<b>840,570</b>		

**PART THREE - SOURCES OF FUNDS - 2017-048 Abbington Manor, Acworth, Cobb County**

**III. PERMANENT FINANCING**

Financing Type	Name of Financing Entity	Principal Amount	Effective Int Rate	Term (Years)	Amort. (Years)	Annual Debt Service in Year One	Loan Type
Mortgage A (Lien Position 1)	Walker & Dunlop HUD 221(d)(4)	3,761,200	4.650%	40	40	220,263	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	3.01% Rea Ventures Group, LLC & Brady	54,193					
Total Cash Flow for Years 1 - 15:		776,635					
DDF Percent of Cash Flow (Yrs 1-15)		6.978%	6.978%				
Cash flow covers DDF P&I?		Yes					
Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	SunTrust Community Capital, LLC	8,046,700					Equity Check
State Housing Credit Equity	SunTrust Community Capital, LLC	5,179,484					+/-
Historic Credit Equity							TC Equity
Invstmt Earnings: T-E Bonds							% of TDC
Invstmt Earnings: Taxable Bonds							8,047,500
Income from Operations							-800.00
Other:							5,180,000
Other:							-516.00
Other:							47%
Total Permanent Financing:		17,041,577					30%
Total Development Costs from Development Budget:		17,041,577					78%
Surplus/(Shortage) of Permanent funds to development costs:		0					

\*Foundation or charity funding to cover costs exceeding DCA cost limit (see Appendix I, Section II).

**IV. APPLICANT COMMENTS AND CLARIFICATIONS**

**IV. DCA COMMENTS - DCA USE ONLY**

Permanent Financing Annual Debt Service in Year One on the HUD 221(d)(4) includes Principal & Interst payment of \$207,280 plus MIP of \$12,983 (0.35% x average outstanding principal in year one). All-in Permanent HUD 221(d)(4) rate of 5.0%. Amortization Schedule is provided with the Financing Commitment. HUD 221(d)(4) exceeds 22% of Total Development Cost, which qualifies for full leveraging points under the Flex Pool (greater than 15% of TDC). SunTrust Community Capital's Term Sheet doesn't breakout the individual Captial Contributions between Federal (\$0.87) and State (\$0.56). As a result the Constrction Financing Equity Contributions are calculated by the proportionate amounts (\$0.87/\$1.43 and \$0.56/\$1.43) of the 82% of total equity that is contributed during construction by Capital Contribution #1 and #2 (\$4,364,640 and \$6,480,830 respectively). Llkewise the total equity under Permanent Financing is split out by the proportionate amounts of the total equity of \$13,226,184 (99.99% of credit request, rounded to \$924,908, multiplied by 10 years, multiplied by combined equity factor of \$1.43).

**PART FOUR - USES OF FUNDS - 2017-048 Abbingtn Manor, Acworth, Cobb County**

**I. DEVELOPMENT BUDGET**

				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis	
<b>PRE-DEVELOPMENT COSTS</b>					<b>PRE-DEVELOPMENT COSTS</b>				
Property Appraisal				7,500	7,500				
Market Study				9,500	9,500				
Environmental Report(s)				15,000	15,000				
Soil Borings				16,500	16,500				
Boundary and Topographical Survey				12,500	12,500				
Zoning/Site Plan Fees				750	750				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
				<b>Subtotal</b>	<b>61,750</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>ACQUISITION</b>					<b>ACQUISITION</b>				
Land				1,250,000				1,250,000	
Site Demolition				30,000				30,000	
Acquisition Legal Fees (if existing structures)									
Existing Structures									
				<b>Subtotal</b>	<b>1,280,000</b>	<b>-</b>	<b>-</b>	<b>1,280,000</b>	
<b>LAND IMPROVEMENTS</b>					<b>LAND IMPROVEMENTS</b>				
Site Construction (On-site)	Per acre:	288,667		1,714,972	1,714,972				
Site Construction (Off-site)				110,000				110,000	
				<b>Subtotal</b>	<b>1,824,972</b>	<b>-</b>	<b>-</b>	<b>110,000</b>	
<b>STRUCTURES</b>					<b>STRUCTURES</b>				
Residential Structures - New Construction				7,756,540	7,756,540				
Residential Structures - Rehab									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab									
				<b>Subtotal</b>	<b>7,756,540</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CONTRACTOR SERVICES</b>					<b>CONTRACTOR SERVICES</b>				
Builder Profit:	<b>DCA Limit</b>	<b>14.000%</b>		574,890	568,290			6,600	
Builder Overhead	6.000%	574,891	6.000%	191,630	189,430			2,200	
General Requirements*	2.000%	191,630	2.000%	574,890	568,290			6,600	
*See QAP: General Requirements policy	6.000%	574,891	6.000%	<b>Subtotal</b>	<b>1,326,010</b>	<b>-</b>	<b>-</b>	<b>15,400</b>	
	<b>14.000%</b>	<b>1,341,412</b>							
<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>					<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
<b>Total Construction Hard Costs</b>				<b>10,922,922.00</b>					
<b>Average TCHC:</b>				118,727.41 per Res'l unit	118,727.41 per unit	109.19 per total sq ft			
				132.71 per Res'l unit SF	132.71 per unit sq ft				
<b>CONSTRUCTION CONTINGENCY</b>					<b>CONSTRUCTION CONTINGENCY</b>				
Construction Contingency	<b>May exceed limit!</b>	5.00%		546,146	546,146				

**PART FOUR - USES OF FUNDS - 2017-048 Abington Manor, Acworth, Cobb County**

**I. DEVELOPMENT BUDGET (cont'd)**

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
<b>CONSTRUCTION PERIOD FINANCING</b>					
Bridge Loan Fee					
Bridge Loan Interest					
Construction Loan Fee					
Construction Loan Interest	233,516	160,643			72,873
Construction Legal Fees	20,000	20,000			
Construction Period Inspection Fees	15,000	15,000			
Construction Period Real Estate Tax	44,500	25,000			19,500
Construction Insurance	65,420	53,000			12,420
Title and Recording Fees	15,000	15,000			
Payment and Performance bonds	77,282	77,282			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>470,718</b>	<b>365,925</b>	<b>-</b>	<b>-</b>	<b>104,793</b>
<b>PROFESSIONAL SERVICES</b>					
Architectural Fee - Design	175,000	175,000			
Architectural Fee - Supervision	50,000	50,000			
Green Building Consultant Fee Max: 20,000	20,000	20,000			
Green Building Program Certification Fee (LEED or Earthcraft)	26,900	26,900			
Accessibility Inspections and Plan Review	7,500	7,500			
Construction Materials Testing	15,000	15,000			
Engineering	83,500	83,500			
Real Estate Attorney	120,000	80,000			40,000
Accounting	30,000	27,500			2,500
As-Built Survey	7,500	7,500			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>535,400</b>	<b>492,900</b>	<b>-</b>	<b>-</b>	<b>42,500</b>
<b>LOCAL GOVERNMENT FEES</b> Avg per unit: 4,346					
Building Permits	109,140	109,140			
Impact Fees	269,200	269,200			
Water Tap Fees waived? <input type="text" value="No"/>	20,370	20,370			
Sewer Tap Fees waived? <input type="text" value="No"/>	1,100	1,100			
<b>Subtotal</b>	<b>399,810</b>	<b>399,810</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>PERMANENT FINANCING FEES</b>					
Permanent Loan Fees	131,642				131,642
Permanent Loan Legal Fees					
Title and Recording Fees	45,000				45,000
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: HUD Fees	56,418				56,418
<b>Subtotal</b>	<b>233,060</b>				<b>233,060</b>

**PART FOUR - USES OF FUNDS - 2017-048 Abington Manor, Acworth, Cobb County**

**I. DEVELOPMENT BUDGET** *(cont'd)*

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
<b>DCA-RELATED COSTS</b>			<b>DCA-RELATED COSTS</b>			
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)						
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				6,500
DCA Waiver and Pre-approval Fees						
LIHTC Allocation Processing Fee	74,000	74,000				74,000
LIHTC Compliance Monitoring Fee	73,600	73,600				73,600
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				3,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	157,100				157,100
<b>EQUITY COSTS</b>			<b>EQUITY COSTS</b>			
Partnership Organization Fees						
Tax Credit Legal Opinion						
Syndicator Legal Fees		50,000				50,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	50,000				50,000
<b>DEVELOPER'S FEE</b>			<b>DEVELOPER'S FEE</b>			
Developer's Overhead	0.000%					
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	100.000%	1,800,000	1,800,000			
	<b>Subtotal</b>	1,800,000	1,800,000	-	-	-
<b>START-UP AND RESERVES</b>			<b>START-UP AND RESERVES</b>			
Marketing		12,000				12,000
Rent-Up Reserves	105,446	105,446				105,446
Operating Deficit Reserve:	321,023	321,023				321,023
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 1,100	101,200	101,200			
Other: HUD Working Capital Reserve in Excess of Rent-Up Reserve		45,002				45,002
	<b>Subtotal</b>	584,671	101,200	-	-	483,471
<b>OTHER COSTS</b>			<b>OTHER COSTS</b>			
Relocation						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	-	-	-	-	-
<b>TOTAL DEVELOPMENT COST (TDC)</b>		<b>17,041,577</b>	<b>14,565,253</b>	<b>-</b>	<b>-</b>	<b>2,476,324</b>
<b>Average TDC Per:</b>	<b>Unit:</b>	185,234.53	<b>Square Foot:</b>	170.36		

**PART FOUR - USES OF FUNDS - 2017-048 Abington Manor, Acworth, Cobb County**

**II. TAX CREDIT CALCULATION - BASIS METHOD**

**Subtractions From Eligible Basis**

Amount of federal grant(s) used to finance qualifying development costs  
 Amount of nonqualified nonrecourse financing  
 Costs of Nonqualifying units of higher quality  
 Nonqualifying excess portion of higher quality units  
 Historic Tax Credits (Residential Portion Only)  
 Other

**Total Subtractions From Basis:**

**Eligible Basis Calculation**

Total Basis  
 Less Total Subtractions From Basis (see above)  
 Total Eligible Basis  
 Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost) Type:   
 Adjusted Eligible Basis  
 Multiply Adjusted Eligible Basis by Applicable Fraction  
 Qualified Basis  
 Multiply Qualified Basis by Applicable Credit Percentage  
 Maximum Tax Credit Amount

	New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
Amount of federal grant(s) used to finance qualifying development costs			
Amount of nonqualified nonrecourse financing			
Costs of Nonqualifying units of higher quality			
Nonqualifying excess portion of higher quality units			
Historic Tax Credits (Residential Portion Only)			
Other <input type="text" value=" &lt;Enter detailed description here; use Comments section if needed&gt;"/>			
<b>Total Subtractions From Basis:</b>	<b>0</b>		<b>0</b>
<b>Eligible Basis Calculation</b>			
Total Basis	14,565,253	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	14,565,253	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost) Type: <input type="text" value=" &lt;&lt;Select&gt;&gt;"/>	100.00%		
Adjusted Eligible Basis	14,565,253	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	73.70%	73.70%	73.70%
Qualified Basis	10,734,415	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	966,097	0	0
<b>Total Basis Method Tax Credit Calculation</b>	<b>966,097</b>		

**III. TAX CREDIT CALCULATION - GAP METHOD**

**Equity Gap Calculation**

Project Cost Limit (PCL) - Explain in Comments if Applicant's PCL calculation > QAP PCL.  
 Total Development Cost (TDC, PCL, or TDC less Foundation Funding; explain in Comments if TDC > PCL)  
 Subtract Non-LIHTC (excluding deferred fee) Source of Funds

Equity Gap

Divide Equity Gap by 10

Annual Equity Required

Enter Final Federal and State Equity Factors (not including GP contribution)

**Total Gap Method Tax Credit Calculation**

**TAX CREDIT PROJECT MAXIMUM** - Lower of Basis Method, Gap Method or DCA Limit:

**TAX CREDIT REQUEST** - Cannot exceed Tax Credit Project Maximum, but may be lower:

17,323,530	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL: Funding Amount <input type="text" value=" 0"/>	If proposed project has Historic Designation, indicate below (Y/N): Hist Desig <input type="text"/>
17,041,577		
3,761,200		
13,280,377		

/ 10		
1,328,038	Federal	State
1.4300	= <input type="text" value=" 0.8700"/>	+ <input type="text" value=" 0.5600"/>
<b>928,698</b>		

**IV. TAX CREDIT ALLOCATION** - Lower of Tax Credit Request and Tax Credit Project Maximum

PART FOUR - USES OF FUNDS - 2017-048 Abbington Manor, Acworth, Cobb County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

Hard Costs estimated by the construction company that has decades of experience building multifamily housing. Applicant is building a 3 story building with Elevator. This building is similar to Abbington Trail (13-046) so the Applicant is familiar with the costs associated with this type of building (as adjusted by the construction company for additional units and changes in construction material and labor costs). Demolition Cost is for demolition of current residences on site and includes cost for the proper disposal of minor Asbestos. Off-Ste cost is contractor's estimate of traffic signal design and instillation, corresponding contractor's fees have been removed from basis as well. Permit, Impact, Water Tap and Sewer Tap calculated based on current rates with conversations with the city/county (See tab 1)

**PART FOUR (b) - OTHER COSTS - 2017-048 - Abbington Manor - Acworth - Cobb, County**

DCA requires the Applicant provide a narrative for all "Other" development costs listed on Part IV-Uses of Funds. For any amounts shown below the Applicant needs to provide an explanation of the cost incurred by the development. The narrative should be a brief description for DCA intended to justify its inclusion as a valid development cost. Further, if the "Other" cost is included into eligible basis, a second narrative is required describing its justification into tax credit basis. Expand row size as needed to show text.

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**PRE-DEVELOPMENT COSTS**

<< Enter description here; provide detail & justification in tab Part IV-b >>

Total Cost  Total Basis

<< Enter description here; provide detail & justification in tab Part IV-b >>

Total Cost  Total Basis

<< Enter description here; provide detail & justification in tab Part IV-b >>

Total Cost  Total Basis

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**OTHER CONSTRUCTION HARD COSTS**

<< Enter description here; provide detail & justification in tab Part IV-b >>

Total Cost

Total Basis

**CONSTRUCTION PERIOD FINANCING**

<< Enter description here; provide detail & justification in tab Part IV-b >>

Total Cost

Total Basis

<< Enter description here; provide detail & justification in tab Part IV-b >>

Total Cost

Total Basis

**PROFESSIONAL SERVICES**

<< Enter description here; provide detail & justification in tab Part IV-b >>

Total Cost

Total Basis

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**PERMANENT FINANCING FEES**

HUD Fees

HUD MIP for two years  $(0.35\% \times 2) = 0.70\% \times \$3,761,200 = \$26,328$ . HUD Application Fee  $0.30\% \times \$3,761,200 = \$11,284$ . HUD Inspection Fee  $0.50\% \times \$3,761,200 = \$18,806$ .

Total Cost

**DCA-RELATED COSTS**

<< Enter description here; provide detail & justification in tab Part IV-b >>

Total Cost

<< Enter description here; provide detail & justification in tab Part IV-b >>

Total Cost

**EQUITY COSTS**

<< Enter description here; provide detail & justification in tab Part IV-b >>

Total Cost

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

<b>Description/Nature of Cost</b>	<b>Basis Justification</b>

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**START-UP AND RESERVES**

HUD Working Capital Reserve in Excess of Rent-Up Reserve

HUD Requires two reserves. Initial Operating Deficit Reserve (3% of Principal or 6 months debt service) and Working Capital Reserve (4% of Principal). While DCA and the Investor already require an Operating Deficit Reserve greater than the Initial Operating Reserve required by HUD, the Rent Up Reserve required by DCA is lower than the Working Capital Reserve Required by HUD. Calculation of the shortfall is:  $4\% \times \$3,761,200 = \$150,448$  less Rent up Reserve of  $\$105,446 = \$45,002$ . This additional reserve is not in basis and no developer fee is being applied to this reserve. Additionally, there is deferred developer fee in excess of this additional reserve. As a result, there is no financial effect on the developer fee or credit calculation by adding this additional required reserve.

Total Cost  Total Basis

**OTHER COSTS**

<< Enter description here; provide detail & justification in tab Part IV-b >>

Total Cost  Total Basis

**PART FIVE - UTILITY ALLOWANCES - 2017-048 Abbington Manor, Acworth, Cobb County**

**DCA Utility Region for project: North**

*Note: Elderly allowances cannot be used except at properties that have 100% HUD PBRA and satisfy the DCA definition of "elderly"*

**I. UTILITY ALLOWANCE SCHEDULE #1**

Source of Utility Allowances  
Date of Utility Allowances

Marietta Housing Authority		
January 1, 2017	Structure	3+ Story

**Paid By (check one)**

**Tenant-Paid Utility Allowances by Unit Size (# Bdrms)**

Utility	Fuel	Paid By (check one)		Efficiency	Tenant-Paid Utility Allowances by Unit Size (# Bdrms)				
		Tenant	Owner		1	2	3	4	
Heat	Electric Heat Pump	X			12	14			
Cooking	Electric	X			7	9			
Hot Water	Electric	X			12	17			
Air Conditioning	Electric	X			10	13			
Range/Microwave	Electric		X						
Refrigerator	Electric		X						
Other Electric	Electric	X			37	40			
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X			32	47			
Refuse Collection			X						
<b>Total Utility Allowance by Unit Size</b>					<b>0</b>	<b>110</b>	<b>140</b>	<b>0</b>	<b>0</b>

**II. UTILITY ALLOWANCE SCHEDULE #2**

Source of Utility Allowances  
Date of Utility Allowances

	Structure	

**Paid By (check one)**

**Tenant-Paid Utility Allowances by Unit Size (# Bdrms)**

Utility	Fuel	Paid By (check one)		Efficiency	Tenant-Paid Utility Allowances by Unit Size (# Bdrms)				
		Tenant	Owner		1	2	3	4	
Heat	<<Select Fuel >>								
Cooking	<<Select Fuel >>								
Hot Water	<<Select Fuel >>								
Air Conditioning	Electric								
Range/Microwave	Electric								
Refrigerator	Electric								
Other Electric	Electric								
Water & Sewer	Submetered*? <input type="checkbox"/> <Select>								
Refuse Collection									
<b>Total Utility Allowance by Unit Size</b>					<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

\*New Construction units MUST be sub-metered.

**APPLICANT COMMENTS AND CLARIFICATIONS**

Property will provide Range/Microwave and Refrigerator.

**DCA COMMENTS**





Building Type: Detached / SemiDetached  
(for **Cost Limit**  
purposes) Row House

Historic  
Historic  
Historic  
Historic

0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	30	62	0	0	0	92
0	0	0	0	0	0	0

**Unit Square Footage:**

Low Income

60% AMI  
50% AMI  
Total

0	14,200	29,520	0	0	43,720
0	7,100	9,840	0	0	16,940
0	21,300	39,360	0	0	60,660
0	0	21,648	0	0	21,648
0	21,300	61,008	0	0	82,308
0	0	0	0	0	0
0	21,300	61,008	0	0	82,308

Unrestricted  
Total Residential  
Common Space  
Total

**III. ANCILLARY AND OTHER INCOME** (annual amounts)

**Ancillary Income**

15,075

Laundry, vending, app fees, etc. **Actual pct of PGI:**

2.00%

**Other Income (OI) by Year:**

**Included in Mgt Fee:**

	1	2	3	4	5	6	7	8	9	10
Operating Subsidy										
Other:										
Total OI in Mgt Fee	-	-	-	-	-	-	-	-	-	-

**NOT Included in Mgt Fee:**

Property Tax Abatement										
Other:										
Total OI NOT in Mgt Fee	-	-	-	-	-	-	-	-	-	-

**Included in Mgt Fee:**

	11	12	13	14	15	16	17	18	19	20
Operating Subsidy										
Other:										
Total OI in Mgt Fee	-	-	-	-	-	-	-	-	-	-

**NOT Included in Mgt Fee:**

Property Tax Abatement										
Other:										
Total OI NOT in Mgt Fee	-	-	-	-	-	-	-	-	-	-

**Included in Mgt Fee:**

	21	22	23	24	25	26	27	28	29	30
Operating Subsidy										
Other:										
Total OI in Mgt Fee	-	-	-	-	-	-	-	-	-	-

**NOT Included in Mgt Fee:**

Property Tax Abatement										
Other:										
Total OI NOT in Mgt Fee	-	-	-	-	-	-	-	-	-	-

**Included in Mgt Fee:**

	31	32	33	34	35
Operating Subsidy					
Other:					
Total OI in Mgt Fee	-	-	-	-	-

**NOT Included in Mgt Fee:**

Property Tax Abatement					
Other:					
Total OI NOT in Mgt Fee	-	-	-	-	-

**IV. ANNUAL OPERATING EXPENSE BUDGET**

**On-Site Staff Costs**

Management Salaries & Benefits	57,844
Maintenance Salaries & Benefits	49,382
Support Services Salaries & Benefits	19,000
Other (describe here)	
<b>Subtotal</b>	<b>126,226</b>

**On-Site Office Costs**

Office Supplies & Postage	3,500
Telephone	3,700
Travel	1,000
Leased Furniture / Equipment	3,800
Activities Supplies / Overhead Cost	500
Other (describe here)	
<b>Subtotal</b>	<b>12,500</b>

**Maintenance Expenses**

Contracted Repairs	10,000
General Repairs	4,660
Grounds Maintenance	26,000
Extermination	6,400
Maintenance Supplies	6,200
Elevator Maintenance	8,000
Redecorating	5,600
Other (describe here)	
<b>Subtotal</b>	<b>66,860</b>

**On-Site Security**

Contracted Guard	
Electronic Alarm System	
<b>Subtotal</b>	<b>0</b>

**Professional Services**

Legal	1,900
Accounting	8,000
Advertising	1,500
Other (describe here)	
<b>Subtotal</b>	<b>11,400</b>

**Utilities (Avg\$/mth/unit)**

Electricity	18	20,000
Natural Gas	0	
Water&Swr	14	16,000
Trash Collection		7,500
Other (describe here)		
<b>Subtotal</b>		<b>43,500</b>

**Taxes and Insurance**

Real Estate Taxes (Gross)*	100,706
Insurance**	24,840
Other (describe here)	
<b>Subtotal</b>	<b>125,546</b>

**Management Fee:**

	<b>35,751</b>
417.85	Average per unit per year
34.82	Average per unit per month

(Mgt Fee - see Pro Forma, Sect 1, Operating Assumptions)

**TOTAL OPERATING EXPENSES** **421,783**

Average per unit 4,584.60  
 Total OE Required 368,000

**Replacement Reserve (RR)**

Proposed average RR/unit amount:	<b>250</b>
<i>Minimum Replacement Reserve Calculation</i>	
<u>Unit Type</u>	<u>Units x RR Min</u> <u>Total by Type</u>
Multifamily	
Rehab	0 units x \$350 = 0
New Constr	92 units x \$250 = 23,000
SF or Duplex	0 units x \$420 = 0
Historic Rhb	0 units x \$420 = 0
<b>Totals</b>	<b>92      23,000</b>

**TOTAL ANNUAL EXPENSES** **444,783**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

Rents used are based on 2016 rents for the Atlanta MSA. The utility allowances are as of January 1, 2017, per the QAP. Real estate tax calculation is provided in Tab 01 and based on current tax rates prior to any abatements (which there isn't any abatement). Insurance was calculated based on annual cost provided by insurance provider (CJ Thomas), a copy of the quote is include in Tab 01 Support Services from MOU with Homecare Medicine of Atlanta, under Tab 40

**VI. DCA COMMENTS**

**PART SEVEN - OPERATING PRO FORMA - 2017-048 Abbington Manor, Acworth, Cobb County**

**I. OPERATING ASSUMPTIONS**

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	7.00%
Ancillary Income Limit	2.00%

**Please Note:** Green-shaded cells are unlocked for your use and contain references/formulas that may be overwritten if needed.

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.70%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

**II. OPERATING PRO FORMA**

Year	1	2	3	4	5	6	7	8	9	10
Revenues	753,768	768,843	784,220	799,905	815,903	832,221	848,865	865,842	883,159	900,823
Ancillary Income	15,075	15,377	15,684	15,998	16,318	16,644	16,977	17,317	17,663	18,016
Vacancy	(53,819)	(54,895)	(55,993)	(57,113)	(58,255)	(59,421)	(60,609)	(61,821)	(63,058)	(64,319)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(386,032)	(397,613)	(409,541)	(421,828)	(434,482)	(447,517)	(460,942)	(474,771)	(489,014)	(503,684)
Property Mgmt	(35,751)	(36,466)	(37,196)	(37,939)	(38,698)	(39,472)	(40,262)	(41,067)	(41,888)	(42,726)
Reserves	(23,000)	(23,690)	(24,401)	(25,133)	(25,887)	(26,663)	(27,463)	(28,287)	(29,136)	(30,010)
NOI	270,241	271,556	272,773	273,890	274,898	275,792	276,566	277,213	277,727	278,100
Mortgage A	(220,263)	(220,139)	(220,008)	(219,872)	(219,729)	(219,579)	(219,422)	(219,258)	(219,086)	(218,905)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	44,979	46,417	47,765	49,018	50,169	51,213	52,144	52,956	53,642	54,195
DCR Mortgage A	1.23	1.23	1.24	1.25	1.25	1.26	1.26	1.26	1.27	1.27
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.23	1.23	1.24	1.25	1.25	1.26	1.26	1.26	1.27	1.27
Oper Exp Coverage Ratio	1.61	1.59	1.58	1.56	1.55	1.54	1.52	1.51	1.50	1.48
Mortgage A Balance	3,728,117	3,693,462	3,657,161	3,619,136	3,579,304	3,537,580	3,493,874	3,448,092	3,400,135	3,349,900
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-048 Abbington Manor, Acworth, Cobb County**

**I. OPERATING ASSUMPTIONS**

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	7.00%
Ancillary Income Limit	2.00%

**Please Note:** Green-shaded cells are unlocked for your use and contain references/formulas that may be overwritten if needed.

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.70%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

**II. OPERATING PRO FORMA**

Year	11	12	13	14	15	16	17	18	19	20
Revenues	918,839	937,216	955,960	975,079	994,581	1,014,472	1,034,762	1,055,457	1,076,566	1,098,098
Ancillary Income	18,377	18,744	19,119	19,502	19,892	20,289	20,695	21,109	21,531	21,962
Vacancy	(65,605)	(66,917)	(68,256)	(69,621)	(71,013)	(72,433)	(73,882)	(75,360)	(76,867)	(78,404)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(518,795)	(534,359)	(550,389)	(566,901)	(583,908)	(601,425)	(619,468)	(638,052)	(657,194)	(676,909)
Property Mgmt	(43,581)	(44,452)	(45,341)	(46,248)	(47,173)	(48,116)	(49,079)	(50,060)	(51,062)	(52,083)
Reserves	(30,910)	(31,837)	(32,793)	(33,776)	(34,790)	(35,833)	(36,908)	(38,015)	(39,156)	(40,331)
NOI	278,325	278,395	278,301	278,035	277,589	276,954	276,120	275,079	273,819	272,332
Mortgage A	(218,717)	(218,519)	(218,311)	(218,094)	(217,867)	(217,629)	(217,379)	(217,118)	(216,844)	(216,557)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	54,608	54,876	54,990	54,941	54,722	54,325	53,741	52,961	51,975	50,775
DCR Mortgage A	1.27	1.27	1.27	1.27	1.27	1.27	1.27	1.27	1.26	1.26
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.27	1.27	1.27	1.27	1.27	1.27	1.27	1.27	1.26	1.26
Oper Exp Coverage Ratio	1.47	1.46	1.44	1.43	1.42	1.40	1.39	1.38	1.37	1.35
Mortgage A Balance	3,297,278	3,242,157	3,184,417	3,123,934	3,060,579	2,994,213	2,924,695	2,851,875	2,775,595	2,695,692
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-048 Abbington Manor, Acworth, Cobb County**

**I. OPERATING ASSUMPTIONS**

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	7.00%
Ancillary Income Limit	2.00%

**Please Note:** Green-shaded cells are unlocked for your use and contain references/formulas that may be overwritten if needed.

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.70%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

**II. OPERATING PRO FORMA**

Year	21	22	23	24	25	26	27	28	29	30
Revenues	1,120,060	1,142,461	1,165,310	1,188,616	1,212,389	1,236,636	1,261,369	1,286,596	1,312,328	1,338,575
Ancillary Income	22,401	22,849	23,306	23,772	24,248	24,733	25,227	25,732	26,247	26,771
Vacancy	(79,972)	(81,572)	(83,203)	(84,867)	(86,565)	(88,296)	(90,062)	(91,863)	(93,700)	(95,574)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(697,217)	(718,133)	(739,677)	(761,868)	(784,724)	(808,265)	(832,513)	(857,489)	(883,213)	(909,710)
Property Mgmt	(53,124)	(54,187)	(55,271)	(56,376)	(57,504)	(58,654)	(59,827)	(61,023)	(62,244)	(63,489)
Reserves	(41,541)	(42,787)	(44,070)	(45,392)	(46,754)	(48,157)	(49,602)	(51,090)	(52,622)	(54,201)
NOI	270,607	268,631	266,394	263,885	261,090	257,997	254,593	250,864	246,795	242,372
Mortgage A										
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	265,607	263,631	261,394	258,885	256,090	252,997	249,593	245,864	241,795	237,372
DCR Mortgage A										
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR										
Oper Exp Coverage Ratio	1.34	1.33	1.32	1.31	1.29	1.28	1.27	1.26	1.25	1.24
Mortgage A Balance										
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-048 Abbington Manor, Acworth, Cobb County**

**I. OPERATING ASSUMPTIONS**

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	7.00%
Ancillary Income Limit	2.00%

**Please Note:** Green-shaded cells are unlocked for your use and contain references/formulas that may be overwritten if needed.

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.70%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

**II. OPERATING PRO FORMA**

Year	31	32	33	34	35
Revenues	1,365,346	1,392,653	1,420,506	1,448,917	1,477,895
Ancillary Income	27,307	27,853	28,410	28,978	29,558
Vacancy	(97,486)	(99,435)	(101,424)	(103,453)	(105,522)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(937,001)	(965,111)	(994,064)	(1,023,886)	(1,054,603)
Property Mgmt	(64,758)	(66,054)	(67,375)	(68,722)	(70,097)
Reserves	(55,827)	(57,502)	(59,227)	(61,004)	(62,834)
NOI	237,582	232,404	226,826	220,830	214,397
Mortgage A					
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	232,582	227,404	221,826	215,830	209,397
DCR Mortgage A					
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR					
Oper Exp Coverage Ratio	1.22	1.21	1.20	1.19	1.18
Mortgage A Balance	-	-	-	-	-
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

**PART SEVEN - OPERATING PRO FORMA - 2017-048 Abbington Manor, Acworth, Cobb County**

**I. OPERATING ASSUMPTIONS**

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	<input style="background-color: #E0F0FF;" type="text" value="7.00%"/>
Ancillary Income Limit	2.00%

**Please Note:**   Green-shaded cells are unlocked for your use and contain references/formulas that may be overwritten if needed.

Asset Management Fee Amount (include total  charged by all lenders/investors)      Yr 1 Asset Mgt Fee Percentage of EGI:

Property Mgt Fee Growth Rate (choose one):      Yr 1 Prop Mgt Fee Percentage of EGI:

Expense Growth Rate (3.00%)  --> If Yes, indicate Yr 1 Mgt Fee Amt:

Percent of Effective Gross Income  --> If Yes, indicate actual percentage:

**II. OPERATING PRO FORMA**

**III. Applicant Comments & Clarifications**

**IV. DCA Comments**

Permanent Financing Annual Debt Service in Year One on the HUD 221(d)(4) includes Principal & Interest payment of \$207,280 plus MIP of \$12,983 (0.35% x average outstanding principal in a year). All-in Permanent HUD 221(d)(4) rate of 5.0%. Each subsequent year the MIP decreases accordingly as the MIP is applied annually to the outstanding average principal balance. Amortization Schedule provided by Underwriter and included with the Commitment.

**PART EIGHT - THRESHOLD CRITERIA - 2017-048 Abbington Manor, Acworth, Cobb County**

**Applicant Response** **DCA USE**

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions.

*DCA's Overall Comments / Approval Conditions:*

1.)
2.)
3.)
4.)
5.)
6.)
7.)
8.)
9.)
10.)
11.)
12.)
13.)
14.)
15.)
16.)
17.)
18.)
19.)
20.)

**1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE WITH PLAN**

Pass?

*Threshold Justification per Applicant*

The Applicant has submitted an proposal which conforms to the QAP. All costs for Development and Construction have been carefully underwritten by experienced estimators. Federal (\$0.87) and State (\$0.56) Equity Pricing are competitive and worked out with experinced Syndicators and are appropriate for their yields. Operating Costs (\$4,585/unit) have been proposed by the experienced Management Company. Rents have been set with careful consultation with experience Maket Anylist and have been underwitten to achieve excellent capture rates. Utility Allowances were provided by the appropriate housing authority. Total Developer Fee and Deferred Developer Fee are within QAP limits. The property has provided a HUD/FHA 221(d)(4) loan that are within 100 bsp of Bank Prime Rate as of April 20, 2017 equal to at least 15% of Total Development Cost.

*DCA's Comments:*

--

**PART EIGHT - THRESHOLD CRITERIA - 2017-048 Abbington Manor, Acworth, Cobb County**

**Applicant Response DCA USE**

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

**2 COST LIMITS**

**NOTE:** Unit counts are linked to Rent Chart in Part VI Revenues & Expenses Tab. Cost Limit Per Unit totals by unit type are auto-calculated.

**Disclaimer:** DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions.

		New Construction and Acquisition/Rehabilitation		Historic Rehab or Transit-Oriented Devlpmt qualifying for Historic Preservation or TOD pt(s)	
Unit Type	Nbr Units	Unit Cost Limit total by Unit Type		Nbr Units	Unit Cost Limit total by Unit Type
<b>Detached/Semi-Detached</b>	Efficiency	0	139,407 x 0 units = 0	0	153,347 x 0 units = 0
	1 BR	1	182,430 x 0 units = 0	0	200,673 x 0 units = 0
	2 BR	2	221,255 x 0 units = 0	0	243,380 x 0 units = 0
	3 BR	3	270,488 x 0 units = 0	0	297,536 x 0 units = 0
	4 BR	4	318,270 x 0 units = 0	0	350,097 x 0 units = 0
	<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Row House</b>	Efficiency	0	130,931 x 0 units = 0	0	144,024 x 0 units = 0
	1 BR	1	171,658 x 0 units = 0	0	188,823 x 0 units = 0
	2 BR	2	208,792 x 0 units = 0	0	229,671 x 0 units = 0
	3 BR	3	256,678 x 0 units = 0	0	282,345 x 0 units = 0
	4 BR	4	304,763 x 0 units = 0	0	335,239 x 0 units = 0
	<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Walkup</b>	Efficiency	0	108,868 x 0 units = 0	0	119,754 x 0 units = 0
	1 BR	1	150,379 x 0 units = 0	0	165,416 x 0 units = 0
	2 BR	2	190,725 x 0 units = 0	0	209,797 x 0 units = 0
	3 BR	3	249,057 x 0 units = 0	0	273,962 x 0 units = 0
	4 BR	4	310,346 x 0 units = 0	0	341,380 x 0 units = 0
	<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Elevator</b>	Efficiency	0	112,784 x 0 units = 0	0	124,062 x 0 units = 0
	1 BR	30	157,897 x 30 units = 4,736,910	0	173,686 x 0 units = 0
	2 BR	62	203,010 x 62 units = 12,586,620	0	223,311 x 0 units = 0
	3 BR	3	270,681 x 0 units = 0	0	297,749 x 0 units = 0
	4 BR	4	338,351 x 0 units = 0	0	372,186 x 0 units = 0
	<i>Subtotal</i>	<i>92</i>	<i>17,323,530</i>	<i>0</i>	<i>0</i>
<b>Total Per Construction Type</b>		<b>92</b>	<b>17,323,530</b>	<b>0</b>	<b>0</b>

Pass?

Is this Criterion met?

MSA for Cost Limit purposes:

**Atlanta**

Tot Development Costs:

**17,041,577**

Cost Waiver Amount:

Historic Preservation Pts

**0**

Community Transp Opt Pts

**2**

**Project Cost Limit (PCL)**

**17,323,530**

Note: if a PUCL Waiver has been approved by DCA, that amount would supercede the amounts shown at left.

*Threshold Justification per Applicant*

*DCA's Comments:*

The property is a three story building with an elevator. Hard costs were determined with an exp contractor.

**3 TENANCY CHARACTERISTICS**

This project is designated as:

**Other**

Pass?

*Threshold Justification per Applicant*

*DCA's Comments:*

Application is for Other (Senior 62+ Head of Household) as directed by correspondence from Laurel.

**4 REQUIRED SERVICES**

Pass?

**A.** Applicant certifies that they will designate the specific services and meet the additional policies related to services.

**Does Applicant agree?**

**Agree**

**B.** Specify at least 2 basic ongoing services from at least 2 categories below for Family projects, or at least 4 basic ongoing services from at least 3 categories below for Senior projects:

- 1) Social & recreational programs planned & overseen by project mgr Specify:
- 2) On-site enrichment classes Specify:
- 3) On-site health classes Specify:
- 4) Other services approved by DCA Specify:

**Semi-Monthly Birthday Parties, Bingo**

**Arts and Crafts**

**Nutrition Classes, Healthy Cooking**

**C.** For applications for rehabilitation of existing congregate supportive housing developments:

Name of behavioral health agency, continuum of care or service provider for which MOU is included

C.

*Threshold Justification per Applicant*

*DCA's Comments:*

Tenants will also be encouraged to utilize the community spaces for daily functions in addition to the above

**PART EIGHT - THRESHOLD CRITERIA - 2017-048 Abbingtn Manor, Acworth, Cobb County**

**Applicant Response DCA USE**

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

*Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions.*

**5 MARKET FEASIBILITY**

- A. Provide the name of the market study analyst used by applicant:
- B. Project absorption period to reach stabilized occupancy
- C. Overall Market Occupancy Rate
- D. Overall capture rate for tax credit units
- E. List DCA tax credit projects in close proximity to properties funded in 2014 or 2015. Include DCA project number and project name in each case.

A.	Real Property Research Group	
B.	5-6 Months	
C.	97.50%	
D.	27.30%	

Pass?

Project Nbr	Project Name
1	
2	

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

- F. Does the unit mix/rents and amenities included in the application match those provided in the market study?

F.  Yes

*Threshold Justification per Applicant*

Most recent funded LIHTC property is Legacy at Walton Park, School Street 2013-015.

*DCA's Comments:*

**6 APPRAISALS**

- A. Is there is an identity of interest between the buyer and seller of the project?
- B. Is an appraisal included in this application submission?  
If an appraisal is included, indicate Appraiser's Name and answer the following questions:
  - 1) Does it provide a land value?
  - 2) Does it provide a value for the improvements?
  - 3) Does the appraisal conform to USPAP standards?
  - 4) For LIHTC projects involving DCA HOME funds, does the total hard cost of the project exceed 90% of the as completed unencumbered appraised value of the property?
- C. If an identity of interest exists between the buyer and seller, did the seller purchase this property within the past three (3) years?
- D. Has the property been:
  - 1) Rezoned?
  - 2) Subdivided?
  - 3) Modified?

Appraiser's Name:

Pass?	<input type="checkbox"/>
A.	No <input type="checkbox"/>
B.	No <input type="checkbox"/>
1)	<input type="checkbox"/>
2)	<input type="checkbox"/>
3)	<input type="checkbox"/>
4)	<input type="checkbox"/>
C.	<input type="checkbox"/>
D.	<input type="checkbox"/>
1)	No <input type="checkbox"/>
2)	No <input type="checkbox"/>
3)	No <input type="checkbox"/>

*Threshold Justification per Applicant*

No identity of interest exists between the buyer and seller of the property.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-048 Abbington Manor, Acworth, Cobb County**

**Applicant Response DCA USE**

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

*Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions.*

**7 ENVIRONMENTAL REQUIREMENTS**

Pass?

A. Name of Company that prepared the Phase I Assessment in accordance with ASTM 1527-13:

A. **GEC**

B. Is a Phase II Environmental Report included?

B. **No**

C. Was a Noise Assessment performed?

C. **Yes**

- 1) If "Yes", name of company that prepared the noise assessment?
- 2) If "Yes", provide the maximum noise level on site in decibels over the 10 year projection:
- 3) If "Yes", what are the contributing factors in decreasing order of magnitude?

1) **GEC**  
2) **71.7**

**Roadways Baker Rd and Interstate 75.**

D. Is the subject property located in a:

D. 1) **No**

- 1) Brownfield?
- 2) 100 year flood plain / floodway?  
If "Yes":  
a) Percentage of site that is within a floodplain:  
b) Will any development occur in the floodplain?  
c) Is documentation provided as per Threshold criteria?

2) **No**  
a)   
b)   
c)   
3) **Yes**

- 3) Wetlands?  
If "Yes":  
a) Enter the percentage of the site that is a wetlands:  
b) Will any development occur in the wetlands?  
c) Is documentation provided as per Threshold criteria?

3) **Yes**  
a) **1.950%**  
b) **No**  
c) **Yes**

4) State Waters/Streams/Buffers and Setbacks area?

4) **Yes**

E. Has the Environmental Professional identified any of the following on the subject property:

- 1) Lead-based paint? **No**
- 2) Noise? **Yes**
- 3) Water leaks? **No**
- 4) Lead in water? **No**
- 5) Endangered species? **No**
- 6) Historic designation? **No**
- 7) Vapor intrusion? **No**
- 8) Asbestos-containing materials? **Yes**

- 9) Mold? **No**
- 10) PCB's? **No**
- 11) Radon? **No**

12) Other (e.g., Native American burial grounds, etc.) - describe in box below:

**None**

F. Is all additional environmental documentation required for a HOME application included, such as:

- 1) Eight-Step Process for Wetlands and/or Floodplains required and included?
- 2) Has Applicant/PE completed the HOME and HUD Environmental Questionnaire?
- 3) Owner agrees that they must refrain from undertaking any activities that could have an adverse effect on the subject property?

1) **No**  
2) **No**  
3) **No**

G. If HUD approval has been previously granted, has the HUD Form 4128 been included?

G. **N/A**

**Projects involving HOME funds must also meet the following Site and Neighborhood Standards:**

H. The Census Tract for the property is characterized as [Choose either *Minority concentration* (50% or more minority), *Racially mixed* (25% - 49% minority), or *Non-minority* (less than 25% minority)]:

H. **<<Select>>** **<<Select>>**

I. List all contiguous Census Tracts:

I.

J. Is Contract Addendum included in Application?

J.

*Threshold Justification per Applicant*

**A very small ephemeral stream at the rear of the property (likely caused by the construction of I 75) will not be impacted. Noise issues will be resolved through the mitigation plan and careful planning.**

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-048 Abbington Manor, Acworth, Cobb County**

**Applicant Response** **DCA USE**

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

*Disclaimer:* DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions.

**8 SITE CONTROL**

- A. Is site control provided through **November 30, 2017?** Expiration Date:
- B. Form of site control:
- C. Name of Entity with site control:
- D. Is there any Identity of Interest between the entity with site control and the applicant?

Pass?	
A. Yes	
B. <<Select>>	
C.	
D. Yes	

*Threshold Justification per Applicant*

The site consists of three adjacent parcels. Site control for each parcel is included in the application as well as a survey identifying each parcel. Contracts are through 90 days after award date 1-28-2018

*DCA's Comments:*

**9 SITE ACCESS**

- A. Does this site provide a specified entrance that is legally accessible by paved roads and are the appropriate drawings, surveys, photographs and other documentation reflecting such paved roads included in the electronic application binder?
- B. If access roads are not in place, does the application contain documentation evidencing local government approval to pave the road, a commitment for funding, and the timetable for completion of such paved roads?
- C. If the road is going to be paved by the applicant, are these costs documented in the submitted electronic application binder and reflected in the development budget provided in the core application?
- D. If use of private drive proposed, is site control of private drive documented by proof of ownership or by a properly executed easement on private drive, and are the plans for paving private drive, including associated development costs, adequately addressed in Application?

Pass?	
A. Yes	
B. No	
C. No	
D. No	

*Threshold Justification per Applicant*

Site is located at the intersection of two public roads as indicated in the application documents.

*DCA's Comments:*

**10 SITE ZONING**

- A. Is Zoning in place at the time of this application submission?
- B. Does zoning of the development site conform to the site development plan?
- C. Is the zoning confirmed, in writing, by the authorized Local Government official?
  - If "Yes":
    - 1) Is this written confirmation included in the Application?
    - 2) Does the letter include the zoning and land use classification of the property?
    - 3) Is the letter accompanied by a clear explanation of the requirements (include a copy of the applicable sections of the zoning ordinance highlighted for the stated classification)?
    - 4) Is the letter accompanied by all conditions of these zoning and land use classifications?
    - 5) If project is requesting HOME or HUD funds, does Local Government official also comment on whether project will include development of prime or unique farmland?
- D. Is documentation provided (on the Architectural Site Conceptual Development Plan either graphically or in written form) that demonstrates that the site layout conforms to any moratoriums, density, setbacks or other requirements?
- E. Are all issues and questions surrounding the zoning and land use classification clearly defined prior to this application submission?

Pass?	
A. Yes	
B. Yes	
C. Yes	
1) Yes	
2) Yes	
3) Yes	
4) Yes	
5) Yes	
D. Yes	
E. Yes	

*Threshold Justification per Applicant*

Site is properly zoned as Senior Living Community (SLC). Density is approved per council and mayor and noted in the zoning letter. The city has been very supportive of the development.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-048 Abbington Manor, Acworth, Cobb County**

**Applicant Response DCA USE**

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

*Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions.*

**11 OPERATING UTILITIES**

A. Check applicable utilities and enter provider name:  
*Threshold Justification per Applicant*

- 1) Gas
- 2) Electric

NA
Cobb EMC

Pass?

1) No	
2) Yes	

No Gas will be utilize on the subject development. A letter from Cobb EMC is included in the application.

*DCA's Comments:*

**12 PUBLIC WATER/SANITARY SEWER/STORM SEWER**

- A. 1) Is there a Waiver Approval Letter From DCA included in this application for this criterion as it pertains to single-family detached Rural projects?
- 2) If Yes, is the waiver request accompanied by an engineering report confirming the availability of water and the percolation of the soil?
- B. Check all that are available to the site and enter provider name:
  - 1) Public water
  - 2) Public sewer

Cobb County Water System
Cobb County Water System

Pass?

A1) No	
2) No	
B1) Yes	
2) Yes	

*Threshold Justification per Applicant*

Cobb County Water System provides both public water and sewer service to the subject property. Water lines and sewer lines are existing at the subject property as shown on the property survey.

*DCA's Comments:*

**13 REQUIRED AMENITIES**

Is there a Pre-Approval Form from DCA included in this application for this criterion?

Pass?

A. Applicant agrees to provide following required Standard Site Amenities in conformance with DCA Amenities Guidebook (select one in each category):

- 1) Community area (select either community room or community building):
- 2) Exterior gathering area (if "Other", explain in box provided at right):
- 3) On site laundry type:

A1) Room	
A2) Covered Porch	If "Other", explain here
A3) On-site laundry	

No	
Agree	

B. Applicant agrees to provide the following required Additional Site Amenities to conform with the DCA Amenities Guidebook.

The nbr of additional amenities required depends on the total unit count: **1-125 units = 2 amenities, 126+ units = 4 amenities**

Additional Amenities (describe in space provided below)	Guidebook Met?	DCA Pre-approved?
1) Furnished Exercise / Fitness Center		
2) Equipped Computer Center		

Additional Amenities (describe below)	Guidebook Met?	DCA Pre-approved?
3)		
4)		

Agree	
Additional Amenities	

C. Applicant agrees to provide the following required Unit Amenities:

- 1) HVAC systems
- 2) Energy Star refrigerators
- 3) Energy Star dishwashers (not required in senior USDA or HUD properties)
- 4) Stoves
- 5) Microwave ovens
- 6) a. Powder-based stovetop fire suppression canisters installed above the range cook top, OR
- b. Electronically controlled solid cover plates over stove top burners

C. Agree	
1) Yes	
2) Yes	
3) Yes	
4) Yes	
5) Yes	
6a) Yes	
6b) No	

D. If proposing a Senior project or Special Needs project, Applicant agrees to provide the following additional required Amenities:

- 1) Elevators are installed for access to all units above the ground floor.
- 2) Buildings more than two story construction have interior furnished gathering areas in several locations in the lobbies and/or corridors
- 3) a. 100% of the units are accessible and adaptable, as defined by the Fair Housing Amendments Act of 1988
- b. If No, was a DCA Architectural Standards waiver granted?

D. Agree	
1) Yes	
2) Yes	
3a) Yes	
3b)	

*Threshold Justification per Applicant*

The amenities are appropriately geared towards a senior tenancy.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-048 Abbingtn Manor, Acworth, Cobb County**

**Applicant Response** **DCA USE**

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

*Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions.*

**14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)**

Pass?

A. Type of rehab (choose one):

A. <<Select>> <<Select>>

B. Date of Physical Needs Assessment (PNA):

B.

Name of consultant preparing PNA:

Is 20-year replacement reserve study included?

C. Performance Rpt indicates energy audit completed by qualified BPI Building Analyst?

C.

Name of qualified BPI Building Analyst or equivalent professional:

D. DCA's Rehabilitation Work Scope form is completed, included in PNA tab, and clearly indicates percentages of each item to be either "demoed" or replace DCA Rehabilitation Work Scope form referenced above clearly addresses:

1. All immediate needs identified in the PNA.
2. All application threshold and scoring requirements
3. All applicable architectural and accessibility standards.
4. All remediation issues identified in the Phase I Environmental Site Assessment

D.

1)

2)

3)

4)

E. Applicant understands that in addition to proposed work scope, the project must meet state and local building codes, DCA architectural requirements as set forth in the QAP and Manuals, and health and safety codes and requirements. **Applicant agrees?**

E.

*Threshold Justification per Applicant*

Property is not a Rehab.

*DCA's Comments:*

**15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN**

Pass?

A. Is Conceptual Site Development Plan included in application and has it been prepared in accordance with all instructions set forth in the DCA Architectural Manual?

A.

Are all interior and exterior site related amenities required and selected in this application indicated on the Conceptual Site Development Plan?

B. Location/Vicinity map delineates location point of proposed property (site geo coordinates) & shows entire municipality area (city limits, etc.)?

B.

C. Ground level color photos of proposed property & adjacent surrounding properties & structures are included, numbered, dated & have brief descriptions? Site Map delineates the approximate location point of each photo?

C.

D. Aerial color photos are current, have high enough resolution to clearly identify existing property & adjacent land uses, and delineate property boundaries?

D.

*Threshold Justification per Applicant*

Site plan shows all relevant information required by QAP and as produced by Martin Riley and Associates.

*DCA's Comments:*

**16 BUILDING SUSTAINABILITY**

Pass?

A. Applicant agrees that this proposed property must achieve a minimum standard for energy efficiency and sustainable building practices upon construction completion as set forth in the QAP and DCA Architectural Manual?

A.

B. Applicant agrees that the final construction documents must clearly indicate all components of the building envelope and all materials and equipment that meet the requirements set forth in the QAP and DCA Architectural Manual?

B.

*Threshold Justification per Applicant*

Rea Ventures Group takes great pride in the sustainability of the affordable housing developments that we have developed and continue to own and operate.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-048 Abbington Manor, Acworth, Cobb County**

**Applicant Response** **DCA USE**

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

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**17 ACCESSIBILITY STANDARDS**

- A. 1) Upon completion, will this project comply with all applicable Federal and State accessibility laws including but not limited to: The Fair Housing Amendments Act of 1988, Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, Georgia Fair Housing Law and Georgia Access Law as set forth in the 2015 Accessibility Manual? (When two or more accessibility standards apply, the applicant is required to follow and apply both standards so that a maximum accessibility is obtained.)
- 2) Owner understands that **DCA requires** the **Section 504** accessibility requirements to be incorporated into the design and construction of **ALL** new construction and/or rehabilitation projects selected under the 2017 Qualified Allocation Plan, regardless of whether or not the project will receive federal debt financing assistance (e.g., HOME). This constitutes a **higher standard of accessibility** than what may be required under federal laws. This means that all projects, including those financed with tax exempt bonds which receive an allocation of **4% tax credits** and **9% tax credits**-only projects, must incorporate at a minimum the requirements of the **Uniform Federal Accessibility Standards** into the design and construction of the project.
- 3) Owner claims that property is eligible for any of the stated statutory exemptions for any applicable federal, state, and local accessibility law? If so, support the claim with a legal opinion placed where indicated in Tabs Checklist.
- 4) Does this project comply with applicable DCA accessibility requirements detailed in the 2016 Architectural and Accessibility Manuals?
- B. 1) a. Will at least **5%** of the total units (but no less than one unit) be equipped for the mobility disabled, including wheelchair restricted residents?
 

	Nbr of Units Equipped:	Minimum Required:	
		Nbr of Units	Percentage
1) a. Mobility Impaired	5	5	5%
b. Roll-in showers will be incorporated into <b>40%</b> of the mobility equipped units (but no fewer than one unit)?	2	2	40%
2) Will least an additional <b>2%</b> of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?	2	2	2%
- 2) Sight / Hearing Impaired
- C. Applicant will retain a DCA qualified consultant to monitor the project for accessibility compliance who will not be a member of the proposed Project Team nor have an Identify of Interest with any member of the proposed Project Team?

Pass?		
A1).	Yes	
2)	Yes	
3)	No	
4)	Yes	
B1)a.	Yes	
b.	Yes	
2)	Yes	
C.	Yes	
C1).	Yes	
2).	Yes	
3).	Yes	
4).	Yes	

The DCA qualified consultant will perform the following:

Name of Accessibility Consultant **Zeffert & Associates**

- 1) A pre-construction plan and specification review to determine that the proposed property will meet all required accessibility requirements. The Consultant report must be included with the Step 2 construction documents submitted to DCA. At a minimum, the report will include the initial comments from the consultant, all documents related to resolution of identified accessibility issues and a certification from the consultant that the plans appear to meet all accessibility requirements.
- 2) At least two training sessions for General Contractor and Subcontractors regarding accessibility requirements. One training must be on site.
- 3) An inspection of the construction site after framing is completed to determine that the property is following the approved plans and specifications as to accessibility. DCA must receive a copy of the report issued by the consultant as well as documentation that all issues, if any, have been resolved.
- 4) A final inspection of the property after completion of construction to determine that the property has been constructed in accordance with all accessibility requirements. DCA must receive a copy of the report issued by the consultant as well as documentation that all issues, if any, have been resolved prior to submission of the project cost certification.

*Threshold Justification per Applicant*

Accessibility and Fair Housing for disabled tenants continues to be an important role and focus of our development team. The development will be in full compliance with ADA requirements and standards.

DCA's Comments:

**PART EIGHT - THRESHOLD CRITERIA - 2017-048 Abbington Manor, Acworth, Cobb County**

**Applicant Response** **DCA USE**

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

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**18 ARCHITECTURAL DESIGN & QUALITY STANDARDS**

Is there a Waiver Approval Letter From DCA included in this application for this criterion?  
Does this application meet the Architectural Standards contained in the Application Manual for quality and longevity?

Pass?	
No	
Yes	

**A. Constructed and Rehabilitation Construction Hard Costs** - are the following minimum review standards for rehabilitation projects met or exceeded by this project?  
Rehabilitation projects will be considered for funding only if the per unit rehabilitation hard costs exceed \$25,000. The costs of furniture, fixtures, construction or rehabilitation of community buildings and common area amenities are not included in these amounts.

A.		
----	--	--

**B. Standard Design Options for All Projects**

- 1) Exterior Wall Finishes (select one)
- 2) Major Bldg Component Materials & Upgrades (select one)

Exterior wall faces will have an excess of 40% brick or stone on each total wall surface
Fiber cement siding or other 30 year warranty product installed on all exterior wall surfaces not already required to be brick

B.		
1)	Yes	
2)	Yes	

**C. Additional Design Options** - not listed above, proposed by Applicant prior to Application Submittal in accordance with Exhibit A DCA Pre-application and Pre-Award Deadlines and Fee Schedule, and subsequently approved by DCA.

- 1)
- 2)

C.		
1)	No	
2)	No	

*Threshold Justification per Applicant*

The architectural design of the project represents a type used successfully on numerous prior developments and which has been received well in markets across the state of Georgia. Exterior will be brick

*DCA's Comments:*

**19 QUALIFICATIONS FOR PROJECT TEAM (PERFORMANCE)**

- A. Did the Certifying Entity meet the experience requirement in 2016?
- B. Is there a pre-application Qualification of Project Team Determination from DCA included in this application for this criterion?
- C. Has there been any change in the Project Team since the initial pre-application submission?
- D. Did the project team request a waiver or waiver renewal of a Significant Adverse Event at pre-application?
- E. DCA's pre-application Qualification of Project's Team Determination indicated a status of (select one):

Pass?	
A.	Yes
B.	Yes
C.	No
D.	No

**F. DCA Final Determination**

- E. Certifying General Partner
- F. << Select Designation >>

*Threshold Justification per Applicant*

Qualification Determination Request was submitted by the same Project Team for Abbington Estates (PA17-043). The Qualification states William Rea as: Certifying General Partner/Principal and

*DCA's Comments:*

**20 COMPLIANCE HISTORY SUMMARY**

- A. Was a pre-application submitted for this Determination at the Pre-Application Stage?
- B. If 'Yes', has there been any change in the status of any project included in the CHS form?
- C. Has the Certifying Entity and all other project team members completed all required documents as listed in QAP Threshold Section XIX Qualifications for Project Participants?

Pass?	
A.	Yes
B.	No
C.	Yes

*Threshold Justification per Applicant*

Pre App by the same Project Team was submitted for Abbington Estates (PA17-043). We continue to maintain compliance both within Georgia and the other states we develop within. Please refer to Tab

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-048 Abbington Manor, Acworth, Cobb County**

**Applicant Response DCA USE**

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

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**21 ELIGIBILITY FOR CREDIT UNDER THE NON-PROFIT SET-ASIDE**

- A. Name of Qualified non-profit: A.
- B. Non-profit's Website: B.
- C. Is the organization a qualified non-profit, defined as a 501(c)(3) or 501(c)(4) organization, which is not affiliated with or controlled by a for-profit organization and has included the fostering of low income housing as one of its tax-exempt purposes? C.
- D. Will the qualified non-profit materially participate in the development and operation of the project as described in IRC Section 469(h) throughout the compliance period? D.
- E. Does the qualified non-profit own at least 51% of the GP's interest in the project and is the managing general partner of the ownership entity? E.
- F. Is this entity a corporation with 100 percent of the stock of such corporation held by one or more qualified non-profit organizations at all times during the period such corporation is in existence? F.
- G. All Applicants: Does the non-profit receive a percentage of the developer fee greater than or equal to its percentage of its ownership interest?  
1) CHDOS Only: If the nonprofit entity is also a CHDO, is it a DCA-certified CHDO which must own 100% of the General Partnership entity? G.
- H. Is a copy of the GP joint venture agreement or GP operating agreement that provides the non-profit's GP interest and the Developer Fee amount included in the application? H.
- I. Is an opinion of a third party attorney who specializes in tax law on the non-profit's current federal tax exempt qualification status included in the Application? If such an opinion has been previously obtained, this requirement may be satisfied by submitting the opinion with documentation demonstrating that the non-profit's bylaws have not changed since the legal opinion was issued. I.

Pass?


*Threshold Justification per Applicant*

Project is not requesting the Non-Profit Set-Aside

*DCA's Comments:*

**22 ELIGIBILITY FOR HOME LOANS UNDER THE CHDO SET-ASIDE**

- A. Name of CHDO:  Name of CHDO Managing GP:
- B. Is a copy of the CHDO pre-qualification letter from DCA included in the Application? B.
- C. Is the CHDO either the sole general partner of the ownership entity or the managing member of the LLC general partner of the ownership entity (the CHDO must also exercise effective control of the project)? C.
- D. CHDO has been granted a DCA HOME consent? DCA HOME Consent amount:  D.

Pass?


*Threshold Justification per Applicant*

Property is not requesting a HOME loan or CHODO Set-Aside

*DCA's Comments:*

**23 REQUIRED LEGAL OPINIONS**

State legal opinions included in application using boxes provided.

- A. Credit Eligibility for Acquisition
- B. Credit Eligibility for Assisted Living Facility
- C. Non-profit Federal Tax Exempt Qualification Status
- D. Scattered Site Developments [as defined in Section 42(g)(7) of the Code and this QAP]
- E. Other (If Yes, then also describe): E.

Pass?

A.	No	
B.	No	
C.	No	
D.	No	
E.	No	

*Threshold Justification per Applicant*

No required legal opinions.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-048 Abbington Manor, Acworth, Cobb County**

**Applicant Response** **DCA USE**

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

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**24 RELOCATION AND DISPLACEMENT OF TENANTS**

Pass?		
A.	No	
B1)	No	
2)	No	
3)	No	
C.	No	

- A. Does the Applicant anticipate displacing or relocating any tenants?
- B. 1) Are any of the other sources (not DCA HOME) considered to be Federal Funding?  
If Yes, applicant will need to check with the source of these funds to determine if this project will trigger the Uniform Relocation Act or 104(d).
- 2) If tenants will be displaced, has Applicant received DCA written approval and placed a copy where indicated in the Tabs Checklist?
- 3) Will any funding source used trigger the Uniform Relocation Act or HUD 104 (d) requirements?

C. Is sufficient comparable replacement housing identified in the relocation plan according to DCA relocation requirements?

D. Provide summary data collected from DCA Relocation Displacement Spreadsheet:

1) Number of Over Income Tenants			4) Number of Down units		
2) Number of Rent Burdened Tenants			5) Number of Displaced Tenants		
3) Number of Vacancies					

E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):

1) Individual interviews			3) Written Notifications		
2) Meetings			4) Other - describe in box provided:		

*Threshold Justification per Applicant*

Two single family residences on-site that are both Owner Occupied. Please see Relocation Survey. No plan required.

*DCA's Comments:*

**25 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)**

Pass?

If selected, does the Applicant agree to prepare and submit an AFFH Marketing plan that:

- A. Incorporates outreach efforts to each service provider, homeless shelter or local disability advocacy organization in the county in which the project is located?
- B. Has a strategy that affirmatively markets to persons with disabilities and the homeless?
- C. Has a strategy that establishes and maintains relationships between the management agent and community service providers?
- D. Includes a referral and screening process that will be used to refer tenants to the projects, the screening criteria that will be used, and makes reasonable accommodations to facilitate the admittance of persons with disabilities or the homeless into the project?
- E. Includes marketing of properties to underserved populations 2-4 months prior to occupancy?
- F. Includes making applications for affordable units available to public locations including at least one that has night hours?
- G. Includes outreach to Limited English Proficiency groups for languages identified as being prevalent in the surrounding market area?
- H. If selected, does the Applicant agree to provide reasonable accommodation for these tenants in the Property Management's tenant application? Leasing criteria must clearly facilitate admission and inclusion of targeted population tenants and must not violate federal or state fair housing laws.

A.	Agree	
B.	Agree	
C.	Agree	
D.	Agree	
E.	Agree	
F.	Agree	
G.	Agree	
H.	Agree	

*Threshold Justification per Applicant*

Our team including Boyd Management has and will continue to facilitate AFFH.

*DCA's Comments:*

**26 OPTIMAL UTILIZATION OF RESOURCES**

Pass?

*Threshold Justification per Applicant*

The development would be an excellent opportunity to leverage resources to meet the housing needs of an aging population in the suburban Atlanta community of Acworth.

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-048 Abbington Manor, Acworth, Cobb County**

**REMINDER: Applicants must include comments in sections where points are claimed.**

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**Failure to do so will result in a one (1) point "Application Completeness" deduction.**

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>92</b>	<b>64</b>	<b>22</b>
<b>10</b>	<b>10</b>	<b>10</b>
A.		<b>0</b>
B.		<b>0</b>

**TOTALS:**

**1. APPLICATION COMPLETENESS**

*(Applicants start with 10 pts. Any points entered will be subtracted from score value)*

- A. Missing or Incomplete Documents**      Number: 0
- Organization                                      Number: 0
- B. Financial and Other Adjustments**      Number: 0

For each missing or incomplete document, one (1) point will be deducted  
 One (1) pt deducted if not organized as set out in the Tab checklist and the Application Instructions  
 2-4 adjustments/revisions = one (1) pt deduction total; *then* (1) pt deducted for each add'l adjustment.

DCA's Comments:

*Enter "1" for each item listed below.*

	Nbr		Nbr		Nbr
A. Missing or Illegible or Inaccurate Documents or Application Not Organized Correctly	0	INCOMPLETE Documents:	0	B. Financial adjustments/revisions:	0
1		1	n/a	1	n/a
2		2		2	
3		3	included in 2	3	included in 2
4		4		4	included in 2
5		5	included in 4	5	
6		6		6	
7		7	included in 6	7	
8		8		8	
9		9	included in 8	9	
10		10		10	
11		11	included in 10	11	
12		12		12	

**PART NINE - SCORING CRITERIA - 2017-048 Abbington Manor, Acworth, Cobb County**

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	64	22
	3	2	0

**2. DEEPER TARGETING / RENT / INCOME RESTRICTIONS**

Choose A or B.

**A. Deeper Targeting through Rent Restrictions**

Applicant agrees to set income limits at 50% AMI and gross rents at or below 30% of the 50% income limit for at least:

- 1. **15%** of total residential units
- or 2. **20%** of total residential units

Total Residential Units: **92**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
20	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
21.74%	0.00%

**B. Deeper Targeting through New PBRA Contracts**

- 1. **15%** (at least) of residential units to have PBRA for 10+ yrs:
- 2. Application receives at least **3** points under Section VII. Stable Communities. Points awarded in Sect VII:

Nbr of PBRA Residential Units:

--	--

0.00%	0.00%
7	2

DCA's Comments:

**3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS**

See QAP Scoring for requirements.

Is the completed and executed DCA Desirable/Undesirable Certification form included in the appropriate application tab, in both the original Excel version and signed PDF?

**A. Desirable Activities**

(1 or 2 pts each - see QAP)

**B. Bonus Desirable**

(1 pt - see QAP)

**C. Undesirable/Inefficient Site Activities/Characteristics**

(1 pt subtracted each)

**Complete this section using results from completed current DCA Desirable/Undesirable Certification form. Submit this completed form in both Excel and signed PDF, where indicated in Tabs Checklist..**

Scoring Justification per Applicant

<b>13</b>	<b>0</b>
<b>12</b>	
<b>1</b>	
<b>0</b>	

There are numerous amenities located within a 2-mile driving distance of the entrance to Abbington Manor. The site also connects to an extensive pedestrian sidewalk network, with three types of amenities located within a half-mile walking distance of the pedestrian site entrance. The City has provided approval for the development to install a traffic light and signalized pedestrian crossing adjacent to the site, enabling easy and safe resident pedestrian access to amenities on both sides of Baker Road.

DCA's Comments:

**4. COMMUNITY TRANSPORTATION OPTIONS**

See scoring criteria for further requirements and information

Evaluation Criteria

Competitive Pool chosen: **Flexible**

- 1. All community transportation services are accessible to tenants by Paved Pedestrian Walkways.
- 2. DCA has measured all required distances between a pedestrian site entrance and the transit stop along Paved Pedestrian Walkways.
- 3. Each residential building is accessible to the pedestrian site entrance via an on-site Paved Pedestrian Walkway.
- 4. Paved Pedestrian Walkway is in existence by Application Submission. If not, but is immediately adjacent to Applicant site, Applicant has submitted documents showing a construction timeline, commitment of funds, and approval from ownership entity of the land on which the Walkway will be built.
- 5. The Applicant has clearly marked the routes being used to claim points on the site map submitted for this section.
- 6. Transportation service is being publicized to the general public.

<b>2</b>	<b>0</b>
Applicant Agrees?	DCA Agrees?
Yes	
Yes	
Yes	
Yes	

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>64 22</b>

**Flexible Pool**

Choose **A or B.**

**A. Transit-Oriented Development**

Choose **either option 1 or 2 under A.**

1. Site is **owned** by local transit agency & is strategically targeted by agency to create housing with **on site or adjacent** access to public transportation

**OR** 2. Site is **within one (1) mile\*** of a transit hub

3. Applicant in A1 or A2 above serves Family tenancy.

**B. Access to Public Transportation**

Choose **only one option in B.**

1. Site is **within 1/4 mile\*** of an established public transportation stop

**OR** 2. Site is **within 1/2 mile\*** of an established public transportation stop

**OR** 3. Site is **within one (1) mile\*** of an established public transportation stop

**Rural Pool**

4. **Publicly operated/sponsored and established transit service** (including on-call service onsite or fixed-route service within 1/2 mile of site entrance\*)

\*As measured from an entrance to the site that is accessible to pedestrians and connected by sidewalks or established pedestrian walkways to the transportation hub/stop.

Scoring Justification per Applicant

Site is within 1/2 mile of the Acworth Xpress / CCT park and ride facility. Access to the park and ride is along existing paved pedestrian walkways.

DCA's Comments:

For ALL options under this scoring criterion, **regardless of Competitive Pool chosen**, provide the information below for the transit agency/service:

Xpress operated by GRTA (Park and Ride), and Cobb County Transit	404-463-4782
http://www.xpressga.com/route-480/	
http://www.xpressga.com/route-480/	

6	A.	0	0
5	1.		
4	2.		
1	3.		
3	B.	2	0
3	1.		
2	2.	2	
1	3.		
2	4.		

**5. BROWNFIELD**

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

<b>2</b>	<b>0</b>	
----------	----------	--

**A.** Environmental regulatory agency which has designated site as a Brownfield and determined cleanup guidelines:

NA

**B.** Source of opinion ltr stating that property appears to meet requirements for issuance of EPD No Further Action or Limitation of Liability ltr

NA

Yes/No Yes/No

**C.** Has the estimated cost of the Environmental Engineer monitoring been included in the development budget?

C. N/a

DCA's Comments:

**6. SUSTAINABLE DEVELOPMENTS**

Choose **only one.** See scoring criteria for further requirements.

Earth Craft Communities

<b>3</b>	<b>3</b>	<b>0</b>
----------	----------	----------

Competitive Pool chosen:

Flexible

**DCA's Green Building for Affordable Housing Training Course** - Participation Certificate obtained?

Date of Course	3/3/17	George Coogle	Rea Ventures Group
Date of Course		<<Enter Participant's Name here>>	<<Enter Participant's Company Name here>>

Yes

An active current version of draft scoring worksheet for development, illustrating compliance w/ minimum score required under program selected, is included in application?

Yes

**For Rehab developments** - required Energy Audit Report submitted per current QAP?

Date of Audit: NA Date of Report: NA

N/a

**A. Sustainable Communities Certification**

Project seeks to obtain a sustainable community certification from the program chosen above?

2	A.	Yes/No	Yes/No
		Yes	

**1. EarthCraft Communities**

Date that EarthCraft Communities Memorandum of Participation was executed for the development where the project is located: 5/19/17

**2. Leadership in Energy and Environmental Design (LEED-ND v4)**

a) Date of project's Feasibility Study prepared by a nonrelated third party LEED AP:

**PART NINE - SCORING CRITERIA - 2017-048 Abbington Manor, Acworth, Cobb County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>64 22</b>

b) Name of nonrelated third party LEED AP that prepared Feasibility Study: <<Enter LEED AP's Name here>> <<Enter LEED AP 's Company Name here>>

**Commitments for Building Certification:**

- |   |    |     |        |
|---|----|-----|--------|
| 1. Project will comply with the program version in effect at the time that the drawings are prepared for permit review?             | 1. | Yes | Yes/No |
| 2. Project will meet program threshold requirements for Building Sustainability?  | 2. | Yes | Yes/No |
| 3. Owner will engage in tenant and building manager education in compliance with the point requirements of the respective programs? | 3. | Yes | Yes/No |

**B. Sustainable Building Certification** Project commits to obtaining a sustainable building certification from the program chosen above? 1 B.

**C. Exceptional Sustainable Building Certification**

1. Project commits to obtaining a sustainable building certificate from certifying body demonstrating that project achieved highest level of certification chosen above? 3 C. Yes/No Yes/No

**D. High Performance Building Design**

The proposed building design demonstrates:

- |   |    |     |   |
|---|----|-----|---|
| 1. A worst case HERS Index that is at least 15% lower than the ENERGY STAR Target Index?  | 1. | 1   | 0 |
| 2. A 10% improvement over the baseline building performance rating? The energy savings will be established following the Performance Rating Method outlined in ASHRAE 90.1-2010 Appendix G with additional guidance from the ENERGY STAR Multifamily High-Rise Simulation Guidelines.   | 2. | N/a |   |
| 3. For minor, moderate, or substantial rehabilitations, a projected reduction in energy consumption ≥ 30%, documented by a RESNET-approved HERS Rating software or ENERGY STAR compliant whole building energy model? Baseline performance should be modeled using existing conditions. | 3. | N/a |   |

*Scoring Justification per Applicant*

The development will be built utilizing the long term commitment to the Earthcraft Multifamily and Communities certifications that Rea Ventures has made. We will also utilize our lessons learned to further enhance the quality of the green building techniques to achieve the High Performance Building Design. While not necessary for points in the section above we have included documentation for Earthcraft Multifamily which is a requirement for Earthcraft Communities.

*DCA's Comments:*

**7. STABLE COMMUNITIES**

(Must use data from the most current FFIEC census report, published as of January 1, 2016)

<b>7</b>	<b>7</b>	<b>2</b>
----------	----------	----------

**A. Census Tract Demographics**

<b>3</b>	<b>3</b>	
----------	----------	--

& Competitive Pool chosen: **Flexible**

Yes/No Yes/No

- |  |                |        |  |
|--|----------------|--------|--|
| B. 1. Project is located in a census tract that meets the following demographics according to the most recent FFIEC Census Report (www.ffiec.gov/Census/):   |                | Yes    |  |
| 2. Less than <b>5%</b> below Poverty level (see Income)  | Actual Percent | 4.09%  |  |
| 3. Designated Middle or Upper Income level (see Demographics)  | Designation:   | Middle |  |
| 4. (Flexible Pool) Project is <b>NOT</b> located in a census tract that meets the above demographics according to the most recent FFIEC Census Report (www.ffiec.gov/Census/), but <b>IS</b> located within 1/4 mile of such a census tract. (Applicant answer to Question 1 above cannot be "Yes".) |                | N/a    |  |

**C. Georgia Department of Public Health Stable Communities**

Sub-cluster in which project is located, according to the most recent GDPH data hosted on the DCA "Multi-Family Affordable Housing Properties" map: Per Applicant **A3** Per DCA **<Select>**

<b>2</b>	<b>2</b>	<b>0</b>
----------	----------	----------

D. Mixed-Income Developments in Stable Communities Market units: **22** Total Units: **92** Mkt Pct of Total: **23.91%**

<b>2</b>	<b>2</b>	<b>2</b>
----------	----------	----------

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-048 Abbington Manor, Acworth, Cobb County**

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<b>TOTALS:</b>	<b>92</b>	<b>64</b>
	<b>10</b>	<b>22</b>
	<b>0</b>	<b>0</b>
	<b>N/a</b>	

**8. TRANSFORMATIONAL COMMUNITIES (choose A or B)**

Is this application eligible for two or more points under 2017 Scoring Section 7 Stable Communities, regardless of whether the points are requested?  
 If applying for sub-section A, is the completed and executed DCA Neighborhood Redevelopment Certification included in the appropriate tab of the application?  
 If applying for sub-section B, is the completed and executed DCA Community Transformation Plan Certificate included in the appropriate tab of the application?

**Eligibility - The Plan** (if Transformation Plan builds on existing Revitalization Plan meeting DCA standards, fill out both Revitalization Plan and Transformation Plan columns):

	Revitalization Plan		Transformation Plan	
	Yes/No	Yes/No	Yes/No	Yes/No
a) Clearly delineates targeted area that includes proposed project site, but does not encompass entire surrounding city / municipality / county?	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
b) Includes public input and engagement <u>during the planning stages</u> ?	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
c) Calls for the rehabilitation or production of affordable rental housing as a policy goal for the community?	<Enter page nbr(s) from Plan >		<Enter page nbr(s) from Plan here>	
d) Designates implementation measures along w/specific time frames for achievement of policies & housing activities? The specific time frames and implementation measures are current and ongoing?	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
e) Discusses resources that will be utilized to implement the plan?	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
f) Is included <i>in full</i> in the appropriate tab of the application binder?	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	

**Website address (URL) of Revitalization Plan:**

**Website address (URL) of Transformation Plan:**


**A. Community Revitalization**

- i.) Plan details specific work efforts directly affecting project site?
- ii.) Revitalization Plan has been officially adopted (and if necessary, renewed) by the Local Govt?  
 Date Plan originally adopted by Local Govt:  
 Time (#yrs, #mths) from Plan Adoption to Application Submission Date:  
 Date(s) Plan reauthorized/renewed by *Local Government*, if applicable:

i.)	Enter page nbr(s) here
ii.)	

2 **A.**

--	--

  
 Yes/No Yes/No

i.)	<b>N/a</b>	
ii.)		

iii.) Public input and engagement during the planning stages:

- a) Date(s) of Public Notice to surrounding community:  
Publication Name(s)
- b) Type of event:  
Date(s) of event(s):
- c) Letters of Support from local non-government entities. Type:  
Entity Name:

a)		
b)	<<Select Event 1 type>>	<<Select Event 2 type>>
c)	<<Select Entity 1 type>>	<<Select Entity 2 type>>

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.  
 Project is in a QCT? **No** Census Tract Number: **13-067-0301.07**

1	1.		
1	2.		

Eligible Basis Adjustment: **<<Select>>**

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<b>TOTALS:</b>	<b>92</b>	<b>64</b>	<b>22</b>

OR

**B. Community Transformation Plan**

Does the Applicant reference an existing Community Revitalization Plan meeting DCA standards?

6	B.		
		N/a	

**1. Community-Based Team**

Community-Based Developer (CBD)

Select at least two out of the three options (i, ii and iii) in "a" below, or "b".

CBD 1

2	1.		

Entity Name			Website		
Contact Name			Email		
	Direct Line			Yes/No	Yes/No

a) i. CBD has successfully partnered with at least two (2) established community-based organizations (CBOs) that serve the area around the development (proposed or existing elsewhere) in the last two years and can document that these partnerships have measurably improved community or resident outcomes. i ▶

CBO 1 Name			Purpose:			Letter of Support included?
Community/neighborhd where partnership occurred			Website			
Contact Name	Direct Line		Email			
CBO 2 Name			Purpose:			Letter of Support included?
Community/neighborhd where partnership occurred			Website			
Contact Name	Direct Line		Email			

ii. In the last three years, the CBD has participated or led philanthropic activities benefitting either 1) the Defined Neighborhood or 2) a targeted area surrounding their development in another Georgia community. Use comment box or attach separate explanation page in corresponding tab of Application Binder. ii.

iii. The CBD has been selected as a result of a community-driven initiative by the Local Government in a Request for Proposal or similar public bid process. iii.

or b) The Project Team received a HOME consent for the proposed property and was designated as a CHDO. b)

Community Quarterback (CQB)

See QAP for requirements.

CQB 1


i. CQB is a local community-based organization or public entity and has a demonstrated record of serving the Defined Neighborhood, *as delineated by the Community Transformation Plan*, to increase residents' access to local resources such as employment, education, transportation, and health? Enter page nbr(s) here

ii. Letter from CQB confirming their partnership with Project Team to serve as CQB is included in electronic application binder where indicated by Tabs Checklist?

iii. CQB Name			Website		
Contact Name	Direct Line		Email		

**2. Quality Transformation Plan**

Transformation Team has completed Community Engagement and Outreach prior to Application Submission?

4	2.		

a) *Public and Private Engagement* Tenancy: **Other**

Family Applicants must engage at least **two** different Transformation Partner types, while Senior Applicants must engage at least **one**. Applicant agrees?

i. Transformation Partner 1	<Select Transformation Partner type>		Date of Public Meeting 1 between Partners		
Org Name			Date(s) of publication of meeting notice		
Website			Publication(s)		
Contact Name	Direct Line		Social Media		
Email			Mtg Locatn		
Role			Which Partners were present at Public Mtg 1 between Partners?		

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<b>TOTALS: 92</b>	<b>64</b>	<b>22</b>

ii. Transformation Partner 2	<Select Transformation Prtnr type>	If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs	
Org Name			Date(s) of publication of meeting notice	
Website			Publication(s)	
Contact Name	Direct Line		Social Media	
Email			Mtg Locatn	
Role			Which Partners were present at Public Mtg 2 between Partners?	

b) Citizen Outreach	Choose either "I" or "ii" below for (b).	Yes/No	Yes/No
i. Survey	Copy of blank survey and itemized summary of results included in corresponding tab in application binder?	i.	
or	Nbr of Respondents		
ii. Public Meetings		ii.	

Meeting 1 Date		Dates: Mtg 2		Mtg Notice Publication	
Date(s) of publication of Meeting 1 notice		Public Mtg 2 rqmt met by req'd public mtg between Transformatn Partners?			
Publication(s)		Publication(s)			
Social Media		Social Media			
Meeting Location		Mtg Locatn			
Copy(-ies) of published notices provided in application binder?		Copy(-ies) of published notices provided in application binder?			

c) Please prioritize in the summary bullet-point format below the top 5 challenges preventing this community from accessing local resources (according to feedback from the low income population to be served), along with the corresponding goals and solutions for the Transformation Team and Partners to address:

i. Local Population Challenge 1	
Goal for increasing residents' access	
Solution and Who Implements	
Goal for catalyzing neighborhood's access	
Solution and Who Implements	
ii. Local Population Challenge 2	
Goal for increasing residents' access	
Solution and Who Implements	
Goal for catalyzing neighborhood's access	
Solution and Who Implements	
iii. Local Population Challenge 3	
Goal for increasing residents' access	
Solution and Who Implements	
Goal for catalyzing neighborhood's access	
Solution and Who Implements	
iv. Local Population Challenge 4	
Goal for increasing residents' access	
Solution and Who Implements	
Goal for catalyzing neighborhood's access	
Solution and Who Implements	
v. Local Population Challenge 5	
Goal for increasing residents' access	
Solution and Who Implements	
Goal for catalyzing neighborhood's access	

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS: 92</b>	<b>64</b>	<b>22</b>

Solution and Who Implements

**C. Community Investment**

**1. Community Improvement Fund**

Amount / Balance		Other	4		
Source		Bank Name	1	1.	
Contact	Direct Line	Account Name	Applicants: Please use "Pt IX B-Community Improvmt Narr" tab provided.		
Email		Bank Website			
Bank Contact	Direct Line	Contact Email			
Description of Use of Funds					
Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan.					

**2. Long-term Ground Lease**

a) Projects receives a long-term ground lease (no less than 45-year) for nominal consideration and no other land costs for the entire property?	1	2.		
b) No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or indirectly?				

**3. Third-Party Capital Investment**

Competitive Pool chosen: **Flexible** 2 3.

Unrelated Third-Party Name		Improvement Completion Date
Unrelated Third-Party Type	<Select unrelated 3rd party type>	
Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission?		
Distance from proposed project site in miles, rounded up to the next tenth of a mile		miles

Description of Investment or Funding Mechanism		
Description of Investment's Furtherance of Plan		
Description of how the investment will serve the tenant base for the proposed development		

Full Cost of Improvement as a Percent of TDC:	0.0000%	0.0000%	Total Development Costs (TDC):	17,041,577
---	---------	---------	--------------------------------	------------

**PART NINE - SCORING CRITERIA - 2017-048 Abbington Manor, Acworth, Cobb County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>22</b>
	<b>64</b>	<b>22</b>
D.		
1.	N/a	
2.		

**D. Community Designations**

*(Choose only one.)*

1. HUD Choice Neighborhood Implementation (CNI) Grant
2. Purpose Built Communities

*Scoring Justification per Applicant*

Applicant is not seeking points in the above categories.

*DCA's Comments:*

**9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS**

*(choose A or B)*

4

3	0
---	---

Competitive Pool chosen:

**Flexible**

**A. Phased Developments**

Phased Development?

**No**

**0**

3

A.		
1.	N/a	

1. Application is in the Flexible Pool and the proposed project is part of a Phased Development in which one or more phases received an allocation of 9% tax credits within the past five (5) funding rounds (only the second and third phase of a project may receive these points) and at least one phase has commenced construction per that allocation by the 2017 Application Submission deadline?

If Yes, indicate DCA Project Nbr and Project Name of the first phase:

Number:

Name

If current application is for third phase, indicate for second phase:

Number:

Name

2. Was the community originally designed as one development with different phases?
3. Are any other phases for this project also submitted during the current funding round?
4. Was site control over the entire site (including all phases) in place when the initial phase was closed?

2.		
3.		
4.		

**B. Previous Projects (Flexible Pool)**

*(choose 1 or 2)*

3

B.	3	0
----	---	---

The proposed development site is not within a 1-mile radius of a Georgia Housing Credit development that has received an award in the last

1. **Five (5)** DCA funding cycles
2. **Four (4)** DCA funding cycles

**OR**

3  
2

1.	3	
2.	0	
C.	0	0

**C. Previous Projects (Rural Pool)**

*(choose 1 or 3)*

4

The proposed development site is within a Local Government boundary which has not received an award of 9% Credits:

1. Within the last **Five (5)** DCA funding cycles
2. Since the 2000 DCA Housing Credit Competitive Round
3. Within the last **Four (4)** DCA funding cycles

*(additional point)*

**OR**

3  
1  
2

1.	0	
2.	0	
3.	0	

*Scoring Justification per Applicant*

The project is not a Phase Development. The property is located in the jurisdiction of Acworth, there are no funded applications within 1 mile of the proposed site.

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-048 Abbington Manor, Acworth, Cobb County**

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	64	22
	2	2	0
		Yes/No	Yes/No

**10. MARKET CHARACTERISTICS**

For DCA determination:

- A.** Are more than two DCA funded projects in the primary market area which have physical occupancy rates of less than 90 percent and which compete for the same tenant base as the proposed project?
- B.** Has there been a significant change in economic conditions in the proposed market which could detrimentally affect the long term viability of the proposed project and the proposed tenant population?
- C.** Does the proposed market area appear to be overestimated, creating the likelihood that the demand for the project is weaker than projected?
- D.** Is the capture rate of a specific bedroom type and market segment over 55%?

A.	No	
B.	No	
C.	No	
D.	No	

*Scoring Justification per Applicant*

Capture rates are well within the limitations of the QAP. The property will differentiate itself from other senior properties as explained throughout. Applicant has already been approached by several potential

*DCA's Comments:*

**11. EXTENDED AFFORDABILITY COMMITMENT**

*(choose only one)*

**A. Waiver of Qualified Contract Right**

Applicant agrees to forego cancellation option for at least 5 yrs after close of Compliance period?

**B. Tenant Ownership**

Applicant commits to a plan for tenant ownership at end of compliance period (only applies to single family units).

*DCA's Comments:*

	1	1	0
A.	1	Yes	
B.	0	No	

**12. EXCEPTIONAL NON-PROFIT**

0

	3		
		Yes/No	Yes/No
		N/a	
		N/a	
		N/a	

Nonprofit Setaside selection from Project Information tab:

No

Is the applicant claiming these points for this project?

Is this is the only application from this non-profit requesting these points in this funding round?

Is the NonProfit Assessment form and the required documentation included in the appropriate tab of the application?

*DCA's Comments:*

**13. RURAL PRIORITY**

Competitive Pool:

Flexible

**(NOTE: Only Rural Pool applicants are eligible!)**

Urban or Rural:

Urban

2	0	
---	---	--

Each Applicant will be limited to claiming these points for one Rural project in which they have a direct or indirect interest and which involves 80 or fewer units. Failure by the Applicant to designate these points to only one qualified project will result in no points being awarded.

Unit Total

92

MGP	Abbington Manor Partner, LLC	0.0100%	William J. Rea, Jr.	NPSponsor	0	0.0000%	0
OGP1	0	0.0000%	0	Developer	Rea Ventures Group, LLC	0.0000%	William J. Rea, Jr.
OGP2	0	0.0000%	0	Co-Developer 1	Brady Development, LLC	0.0000%	Sean Brady
OwnCons	0	0.0000%	0	Co-Developer 2	0	0.0000%	0
Fed LP	SunTrust Community Capital, LLC	99.9900%	Brian Womble	Developmt Consult	0	0.0000%	0
Slate LP	SunTrust Community Capital, LLC	0.0000%	Brian Womble				

*Scoring Justification per Applicant*

*DCA's Comments:*

Application is non in a Rural Area.

**PART NINE - SCORING CRITERIA - 2017-048 Abbington Manor, Acworth, Cobb County**

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	64	22
	2	0	0
	1	0	

**14. DCA COMMUNITY INITIATIVES**

**A. Georgia Initiative for Community Housing (GICH)**

Letter from an eligible Georgia Initiative for Community Housing team that clearly:

- Identifies the project as located within their GICH community: < Select applicable GICH >
- Is indicative of the community's affordable housing goals
- Identifies that the project meets one of the objectives of the GICH Plan
- Is executed by the GICH community's primary or secondary contact on record w/ University of Georgia Housing and Demographic Research Center as of 5/1/17?
- Has not received a tax credit award in the last three years

A. Yes/No	Yes/No
1. N/a	
2. N/a	
3. N/a	
4. N/a	
5. N/a	

**NOTE: If more than one letter is issued by a GICH community, no project in that community shall be awarded this point.**

**B. Designated Military Zones**

<http://www.dca.state.ga.us/economic/DevelopmentTools/programs/militaryZones.asp>

Project site is located within the census tract of a DCA-designated Military Zone (MZ).

City: **Acworth** County: **Cobb** QCT? **No** Census Tract #: **13-067-0301.07**

Scoring Justification per Applicant

DCA's Comments:

The site is not within a GICH community or military zone.	
---	--

**15. LEVERAGING OF PUBLIC RESOURCES**

Competitive Pool chosen: **Flexible**

<b>4</b>	<b>0</b>
Yes/No	Yes/No

Indicate that the following criteria are met:

- Funding or assistance provided below is binding and unconditional except as set forth in this section.
- Resources will be utilized if the project is selected for funding by DCA.
- Loans are for both construction and permanent financing phases.
- Loans are for a minimum period of ten years and reflect interest rates at or below AFR, with the exception that HUD 221(d)4 loans and USDA 538 loans must reflect interest rates at or below Bank prime loan, as posted on the Federal Reserve H. 15 Report on April 20, 2017, plus 100 basis points.
- Fannie Mae and Freddie Mac ensured loans are not used as consideration for points in this section. HUD 221(d)4 loans eligible for points.
- If 538 loans are being considered for points in this section, the funds will be obligated by USDA by September 30, 2017.

a) Yes	
b) Yes	
c) Yes	
d) Yes	
e) Yes	
f) N/a	

**1. Qualifying Sources - New loans or new grants from the following sources:**

- Federal Home Loan Bank Affordable Housing Program (AHP)
- Replacement Housing Factor Funds or other HUD PHI fund
- HOME Funds
- Beltline Grant/Loan
- Historic tax credit proceeds
- Community Development Block Grant (CDBG) program funds
- National Housing Trust Fund
- Georgia TCAP acquisition loans passed through a Qualified CDFI revolving loan fund
- Foundation grants, or loans based from grant proceeds per QAP
- Federal Government grant funds or loans

	Amount	Amount
a)		
b)		
c)		
d)		
e)		
f)		
g)		
h)		
i)		
j)	3,761,200	
Total Qualifying Sources (TQS):		0

**2. Point Scale**

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

17,041,577	22.0707%	0.0000%
------------	----------	---------

Application includes documentation provided by HUD as per DCA instructions, and was well received by the local HUD office. Property is Utilizing a HUD/FHA 221(d)(4) for Construction and Perm meeting

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-048 Abbington Manor, Acworth, Cobb County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS: 92</b>	<b>64</b>	<b>22</b>

**16. INNOVATIVE PROJECT CONCEPT**

Is the applicant claiming these points?

**Selection Criteria**

1. Presentation of the project concept narrative in the Application.
2. Uniqueness of innovation.
3. Demonstrated replicability of the innovation.
4. Leveraged operating funding
5. Measureable benefit to tenants
6. Collaborative solutions proposed and evidence of subject matter experts' direct involvement in the strategic concept development.

DCA's Comments:

Ranking Pts	Value	Range	Ranking Pts
1.	0 - 10		
2.	0 - 10		
3.	0 - 5		
4.	0 - 5		
5.	0 - 5		
6.	0 - 5		
<b>Total:</b>	<b>0 - 40</b>		<b>0</b>

**17. INTEGRATED SUPPORTIVE HOUSING**

**A. Integrated Supportive Housing/ Section 811 RA**

1. Applicant agrees to accept Section 811 PBRA or other DCA-offered RA for up to 10% of the units for the purpose of providing Integrated Supportive Housing (ISH) opportunities to Persons w/ Disabilities (PWD), and is prepared to accept the full utilization by DCA of 10% of the units?
2. Applicant understands the requirements of HUD's Section 811 Project Rental Assistance (PRA) program, including the 30-year use restriction for all PRA units?
3. At least 10% of the total low-income units in the proposed Application will be one bedroom units?
4. Applicant is willing to accept Assistance affordable to 50% AMI tenants?

10% of Total Units (max):  
Total Low Income Units  
Min 1 BR LI Units required  
1 BR LI Units Proposed

9
70
7
30

<b>3</b>	<b>2</b>	<b>0</b>
2	A. <b>2</b>	<b>0</b>
1.	<b>Agree</b>	

2.	<b>Yes</b>	
3.	<b>Yes</b>	
4.	<b>Yes</b>	

**B. Target Population Preference**

1. Applicant has a commitment of HUD Section 8 project-based rental assistance from a Public Housing Authority which has elected to offer a tenant selection preference in their Voucher programs for persons with specific disabilities identified in the Settlement Agreement (#1:10-CV-249-CAP)?

Name of Public Housing Authority providing PBRA: **NA**

PBRA Expiration:

--

2. Applicant agrees to implement a minimum of 15% of the total units targeting the Settlement population?

Nbr of Settlement units:

0
---

0.0%

<b>3</b>	<b>0</b>	<b>0</b>
1.	<b>Disagree</b>	

2.	<b>Disagree</b>	
----	-----------------	--

Scoring Justification per Applicant

Applicant understand the Section 811 program and already has 811 residents in an existing property through cooperative work with DCA, our management company and our staff.

DCA's Comments:

**18. HISTORIC PRESERVATION**

(choose A or B)

The property is: <<Select applicable status>>

Historic Credit Equity:

0
---

**A. Historic and Adaptive Reuse**

The proposed development includes historic tax credit proceeds and is an adaptive reuse of a certified historic structure.

Historic adaptive reuse units:

0
---

Total Units

92
----

% of Total

0.00%
-------

Not Applicable

**B. Historic**

The property is a certified historic structure per QAP or is deemed historic via a Georgia DNR-HPD approved NPS Part 1- Evaluation of Significance to have a preliminary determination of listing on the National Register

Nbr Historic units:

0
---

Total Units

92
----

% of Total

0.00%
-------

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-048 Abbington Manor, Acworth, Cobb County**

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TOTALS:	Score Value	Self Score	DCA Score
	92	64	22
	3	3	0

Agree or Y/N Agree or Y/N

Agree	
Yes	
Yes	
Yes	
Agree	

**19. HEALTHY HOUSING INITIATIVES**

*(choose A or B or C)*

Pre-requisites:

1. In Application submitted, Applicant used the following needs data to more efficiently target the proposed initiative for a proposed property:
  - a) A local Community Health Needs Assessment (CHNA)
  - b) The "County Health Rankings & Reports" website: <http://www.countyhealthrankings.org/health-gaps/georgia>
  - c) The Center for Disease Control and Prevention – Community Health Status Indicators (CHSI) website
2. The Applicant identified target healthy initiatives to local community needs?
3. Explain the need for the targeted health initiative proposed in this section.

Although Cobb County receives a favorable health ranking of 6 out of 159 counties based on health factors, review of health needs data do indicate a need for greater access to diabetes and heart disease monitoring. A community health needs assessment conducted by Wellstar Cobb Hospital in 2013 indicated a high priority need related to access to care for diabetes and chronic obstructive pulmonary disease. This same study identified heart disease as one of the two health outcomes named by provider and focus groups as the biggest health issues in Cobb County. While the County Health Ranking indicated 85% of Cobb residents on Medicare do receive diabetes monitoring, in line with the state average, the CHSI Community Health Status Indicators list adult diabetes as a moderate morbidity risk. Based on this data, there is clearly a need for this service in the area.

The Health Initiative at Abbington Manor will provide a preventive screening and education program to identify risk factors for diabetes and heart disease early. These screenings will directly address the identified need for identifying prominent health issues in Cobb County, with an emphasis on regular diabetes and cholesterol/blood pressure (heart disease) screening. This preventive effort will be paired with regular monthly educational seminars and educational materials targeting diabetes and heart disease awareness and prevention. If risk factors are identified, convenient access to on-site health care will be available to residents through a medical service provider visit in their home.

**A. Preventive Health Screening/Wellness Program for Residents**

3 

3	0
---	---

1. a) Applicants agrees to provide on-site preventive health screenings and or Wellness Services at the proposed project?
- b) The services will be provided at least monthly and be offered at minimal or no cost to the residents?
- c) The preventive health initiative includes wellness and preventive health care education and information for the residents?

a) Agree	
b) Yes	
c) Yes	

2. Description of Service (Enter "N/a" if necessary)

Occurrence Cost to Resident

	Occurrence	Cost to Resident
a) Monthly diabetes screenings	Monthly	0
b) Monthly heart disease screenings (cholesterol, blood pressure)	Monthly	0
c) Monthly general wellness screenings	Monthly	0
d) Monthly education seminars	Monthly	0

**B. Healthy Eating Initiative**

2 

0	0
---	---

Applicant agrees to provide a Healthy Eating Initiative, as defined in the QAP, at the proposed project?

1. The community garden and edible landscape will:
  - a) Emphasize the importance of local, seasonal, and healthy food?
  - b) Have a minimum planting area of at least 400 square feet?
  - c) Provide a water source nearby for watering the garden?
  - d) Be surrounded on all sides with fence of weatherproof construction?
  - e) Meet the additional criteria outlined in DCA's Architectural Manual – Amenities Guidebook?
2. The monthly healthy eating programs will be provided free of charge to the residents and will feature related events?

a)	
b)	
c)	
d)	
e)	
2.	

Description of Monthly Healthy Eating Programs	Description of Related Event
a)	
b)	
c)	
d)	

**PART NINE - SCORING CRITERIA - 2017-048 Abbington Manor, Acworth, Cobb County**

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	64	22
	2	0	0

**C. Healthy Activity Initiative**

Applicant agrees to provide a Healthy Activity Initiative, as defined in the QAP, at the proposed project?

<< If Agree, enter type of Healthy Activity Initiative here >>

1. The dedicated multi-purpose walking trail that is ½ mile or longer that promotes walking, jogging, or biking will:

- a) Be well illuminated?
- b) Contain an asphalt or concrete surface?
- c) Include benches or sitting areas throughout course of trail?
- d) Provide distance signage?
- e) Provide 1 piece of fitness equipment per every 1/8 mile of trail?

a)	
b)	
c)	
d)	
e)	

- f) Provide trash receptacles?
- g) Meet the additional criteria outlined in DCA's Architectural Manual – Amenities Guidebook?

f)	
g)	

Length of Trail \_\_\_\_\_ miles

2. The monthly educational information will be provided free of charge to the residents on related events?

2.	
----	--

*Scoring Justification per Applicant*

Applicant has used health data (health ranking, community health assessment, CHSI data), in partnership with an experienced primary care health provider for Atlanta seniors, to develop an on-site wellness program to educate, screen, and treat residents for the health risks of greatest need to seniors in Cobb County on a regular (monthly) basis. These screening and education services would be provided at no additional cost to resident. The on-site facilities would be adequate to conduct a wide variety of screenings and physical therapy consultations. The health care provider selected also will provide doctors, not physician assistants, to conduct the monthly visits and seminars. These same doctors would also be available to provide primary health care to residents in their homes. An extensive monitoring program will provide monthly feedback to management and annual reports for a minimum 5 years to DCA to measure and improve the effectiveness of the program over time.

*DCA's Comments:*

\_\_\_\_\_

**20. QUALITY EDUCATION AREAS**

Application develops a property located in the attendance zone of one or more high-performing schools as determined by the state CCRPI?

3	2	0
	Yes	

NOTE: 2013-2016 CCRPI Data Must Be Used

District / School System - from state CCRPI website:

Cobb County

Tenancy

Other

If Charter school used, does it have a designated (not district wide) attendance zone that includes the property site?

N/a
-----

School Level	School Name (from state CCRPI website)	Grades Served	Charter School?	CCRPI Scores from School Years Ending In:				Average CCRPI Score	CCRPI > State Average?
				2013	2014	2015	2016		
a) Primary/Elementary	McCall Primary School/Acworth Intermediate School	PK-5th	No	84.45	79.55	76.40	80.13	Yes	
b) Middle/Junior High	Barber Middle School	6th-8th	No	84.60	77.50	71.50	77.87	Yes	
c) High	North Cobb High School	9th-12th	No	76.30	76.00	81.70	78.00	Yes	
d) Primary/Elementary	McCall Primary School/Acworth Interm	PK-5th	No						
e) Middle/Junior High	Barber Middle School	6th-8th	No						
f) High	North Cobb High School	9th-12th	No						

*Scoring Justification per Applicant*

The Cobb County School system is consistently in the top tier of public school systems in the state of Georgia. Please note as shown in the backup data that there are primary and elementary schools in this specific district and the scores for the two are averaged as per guidance given in 2017 Q&A Posting#5 item 20.

*DCA's Comments:*

\_\_\_\_\_

**PART NINE - SCORING CRITERIA - 2017-048 Abbington Manor, Acworth, Cobb County**

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**21. WORKFORCE HOUSING NEED (choose A or B)**

(Must use 2014 data from "OnTheMap" tool, but 2015 data may be used if available)

**A.** Minimum jobs threshold met and 60% of workers within a 2-mile radius travel over 10 miles to their place of work

**OR B.** Exceed the minimum jobs threshold by 50%

**TOTALS:**

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
92	64	22
2	0	0

Jobs Threshold	City of Atlanta	Atlanta Metro (Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale counties)	Other MSA	Rural Area
Minimum	20,000	15,000	6,000	3,000
Project Site		5,542		
Min Exceeded by:	0.00%	-63.05%	0.00%	0.00%

	Per Applicant	Per DCA
Applicable Minimum Jobs Threshold (from chart above) -- Nbr of Jobs:	15,000	
Total Nbr of Jobs w/in the 2-mile radius: <b>Threshold not met!</b>	5,542	
Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work:	3,569	
Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work:	64.40%	0.00%

Project City	Acworth
Project County	Cobb
HUD SA	Atlanta-Sandy Springs-Marietta
MSA / Non-MSA	MSA
Urban or Rural	Urban

Scoring Justification per Applicant

Project is in Acworth, Cobb County which is within the Atlanta Metro. While there are a reasonable number of jobs within the 2 mile radius it does not meet the scoring requirements.

DCA's Comments:

**22. COMPLIANCE / PERFORMANCE**

Base Score

Deductions

Additions

Scoring Justification per Applicant

Applicant has a long standing compliance / performance history with DCA, and operates many successful tax credit properties.

DCA's Comments:

**TOTAL POSSIBLE SCORE**

EXCEPTIONAL NONPROFIT POINTS

INNOVATIVE PROJECT CONCEPT POINTS

**NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS**

10	10
10	10
5	

92

64	22
----	----

0

0

22

**PART NINE - SCORING CRITERIA - 2017-048 Abbington Manor, Acworth, Cobb County**

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**Score  
Value**

<b>Self Score</b>	<b>DCA Score</b>
-----------------------	----------------------

**TOTALS:**

**92**

<b>64</b>	<b>22</b>
-----------	-----------

DCA has included the following area for Applicants to make comments in any section they claimed points but were not provided with comment section. Include the section/(s) you are referring to within this area along with any applicable comments.

No further comments needed that aren't already in the core application elsewhere.

**Scoring Section 8.C.1 - Transformational Communities: Community Improvement Fund Narrative**

Abbington Manor  
Acworth, Cobb County

<< Enter paragraph(s) here. Press and hold Alt-Enter to start new paragraphs. >>

**Scoring Section 8.C.1 - Transformational Communities: Community Improvement Fund Narrative**

Abbington Manor  
Acworth, Cobb County

**Scoring Section 8.C.1 - Transformational Communities: Community Improvement Fund Narrative**

Abbington Manor  
Acworth, Cobb County

**Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative**

Abbington Manor  
Acworth, Cobb County

<< Enter paragraph(s) here. Press and hold Alt-Enter to start new paragraphs. >>





**Scoring Section 16 - Innovative Project Concept Narrative**

Abbington Manor  
Acworth, Cobb County

<< Enter paragraph(s) here. Press and hold Alt-Enter to start new paragraphs. >>





Georgia Department of Community Affairs  
Housing Finance and Development Division  
60 Executive Park South, NE.  
Atlanta, Georgia 30329-2231

Re: Application for Low-Income Housing Tax Credit and/or HOME Funding

To DCA:

This Application is submitted in accordance with the 2017 Qualified Allocation Plan and the Housing Finance and Development Division Manuals. In submitting this Application for funding consideration, the undersigned applicant hereby certifies:

- 1) I understand that, in the event an allocation (or an allowance) for LIHTCs was obtained with false information supplied to the Georgia Department of Community Affairs ("DCA"), DCA will recapture the LIHTCs or request that the IRS deny tax credits to the Applicant entity. Also, a supplier, including the developer or owner, who knowingly provides false information will be barred by DCA from program participation for a period of five (5) years from the date the false information was discovered, in accordance with a Memorandum of Understanding between the Internal Revenue Service and the Georgia Housing and Finance Authority.
- 2) I am responsible for ensuring the project consists or will consist of a qualified low-income building (or buildings) as defined in the Internal Revenue Code section 42(c)(2) and will satisfy all applicable requirements of State and Federal tax law in the acquisition, development and operation of the project to receive State and federal housing tax credits.
- 3) I am responsible for all calculations and figures relating to the determination of the eligible basis of the building(s). I understand and agree the amount of the credit is allocated by reference to the figures that I submit as to eligible and qualified basis. I understand that the actual amount of credit allocated may vary somewhat from the amount initially reserved or committed due to (a) the determination by the Georgia Department of Community Affairs ("DCA") as to the amount of credit necessary for the financial feasibility of the project and its viability as a qualified low-income housing project; (b) revisions in the calculations of eligible and qualified basis as finally determined; (c) fluctuations in the prevailing credit percentage; and (d) availability of the credit.

- 4) I understand and agree that DCA makes no representations or warranties regarding the financial feasibility of the project, the amount of credit, or the appropriateness of the allocation of the credit and makes no independent investigation as to the eligible and qualified basis and that any and all credit awards and credit amounts are solely based on representations made by me. I therefore agree to hold harmless and indemnify DCA and the individual directors, employees, members, officers, and agents of DCA in the event that I or anyone acting on my behalf, at my request or by and through me incurs any loss, injury, or damages in conjunction with the project including those that may result from any inquiries or gathering of information by DCA concerning the proposed project team or Application, diminution of the credit, loss of the credit, recapture of part or all of the credit, failure to allocate the credit requested in my Application or, the failure of DCA, in whole or in part, to grant my Application.
- 5) I understand and agree that neither DCA nor any of its individual directors, employees, members, officers, or agents assume any responsibility or make any representations or warranties with respect to: (i) the amount or availability of credit for the project; or (ii) the financial feasibility of the project.
- 6) I understand and agree that my Application for a low-income housing credit and/or HOME loan, all attachments thereto, amendments, and all correspondence relating to my Application in particular or the credit in general are subject to a request disclosure under the Georgia Open Records Act and I expressly consent to such disclosure. I further understand and agree that any and all correspondence to me from DCA, other DCA-generated documents, or documents to or from a third party in the possession of DCA relating to my Application are subject to a request for disclosure under the Georgia Open Records Act and I expressly consent to such disclosure. I agree to hold harmless DCA and the individual directors, employees, members, officers, and agents of DCA against all losses, costs, damages, expenses, and liability of whatsoever nature or kind (including, but not limited to, attorneys' fees, litigation, and court costs) directly or indirectly resulting from or arising out of the release of all information pertaining to my Application pursuant to a request under the Georgia Open Records Act or resulting from or arising out of the release.
- 7) I understand and agree to authorize DCA access to information relevant to DCA's Application review. I understand that DCA may request an IRS Form 8821 for any Project Participant through final allocation of credits and/or disbursement of funds. Project Participants will complete Form 8821 upon DCA's request.
- 8) I understand that any misrepresentations, which includes fraudulent, negligent, and/or innocent, in this Application or supporting documentation may result in a withdrawal of tax credits and/or HOME loan by DCA, my (and related parties) being barred from future program participation, and notification of the Internal Revenue Service and/or HUD.
- 9) I certify that all sources of funds, including but not limited to Federal, State and local funding sources, have been disclosed and revealed.

In addition, Applicant understands:

- The above certifications are of a continuing nature and apply at all stages of the Application process: initial application, commitment, carryover allocation, and final allocation/funding.
- DCA must be notified of any subsequent events or information, which would change any statements or representations in the attached Application or amendments thereto;
- DCA reserves the right to verify all information or documents used in processing the Application, including requiring credit checks on all parties involved in the transaction. Applicant hereby authorizes the financing bank, accountant, mortgage lender, creditors, other state housing agencies and others sources identified in the Application to release information to DCA or its designee in order to verify the accuracy of information in the Application and amendments thereto.

Applicant agrees and understands that it may be charged for all fees and costs incurred by DCA in the inspection of funded properties during and after construction and in the enforcement of DCA regulations and policies.

Under penalty of perjury, to the best of my knowledge, I certify that all of the information in the attached Application, including all supporting documentation, is correct, complete and accurate.

APPLICANT/OWNER

\_\_\_\_\_

Printed Name

\_\_\_\_\_

Title

\_\_\_\_\_

Signature

\_\_\_\_\_

Date

[SEAL]